

# TALLYN'S REACH FILING No. 14

## SITE PLAN

### DEDICATION AND PARCEL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE WEST HALF OF SECTION 29, TOGETHER WITH TRACT N, TALLYN'S REACH SUBDIVISION FILING NO. 1 AS RECORDED AT RECEPTION NO. A9182128 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SITUATED IN THE WEST HALF OF SECTION 29 AND THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 29;

THENCE SOUTH 44°26'22" EAST, A DISTANCE OF 631.26 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SMOKY HILL ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF SMOKY HILL ROAD THE FOLLOWING FIVE (5) COURSES:

1. THENCE SOUTH 75°01'29" EAST A DISTANCE OF 452.61 FEET TO A POINT ON A CURVE;
2. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17°30'20", A RADIUS OF 1120.00 FEET, AND AN ARC LENGTH OF 342.19 FEET, THE CHORD OF WHICH BEARS SOUTH 66°13'47" EAST, TO A POINT ON A CURVE;
3. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28°07'10", A RADIUS OF 573.00 FEET, AND AN ARC LENGTH OF 281.22 FEET, THE CHORD OF WHICH BEARS SOUTH 43°22'05" EAST, TO A POINT ON A CURVE;
4. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04°17'27", A RADIUS OF 3205.96 FEET, AND AN ARC LENGTH OF 240.10 FEET, THE CHORD OF WHICH BEARS SOUTH 27°15'37" EAST;
5. THENCE SOUTH 25°04'11" EAST, A DISTANCE OF 1536.58 FEET TO A POINT OF CURVATURE ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST ARAPAHOE ROAD RECORDED AT RECEPTION NO. B2163288 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF EAST ARAPAHOE ROAD THE FOLLOWING FOUR (4) COURSES:

1. THENCE ALONG THE ARC OF CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 25.00 FEET AND AN ARC LENGTH OF 39.27 FEET;
2. THENCE SOUTH 64°55'49" WEST, A DISTANCE OF 560.40 FEET TO A POINT OF CURVATURE;
3. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 32°11'27", A RADIUS OF 883.00 FEET AND AN ARC LENGTH OF 496.10 FEET TO A POINT OF COMPOUND CURVATURE;
4. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 93°19'17", A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 32.58 FEET TO A POINT ON THE BOUNDARY OF TALLYN'S REACH SUBDIVISION FILING NO. 3, A SUBDIVISION PLAT RECORDED AT RECEPTION NO B0050119 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE ALONG SAID BOUNDARY OF TALLYN'S REACH SUBDIVISION FILING NO. 3 THE FOLLOWING SEVENTEEN (17) COURSES:

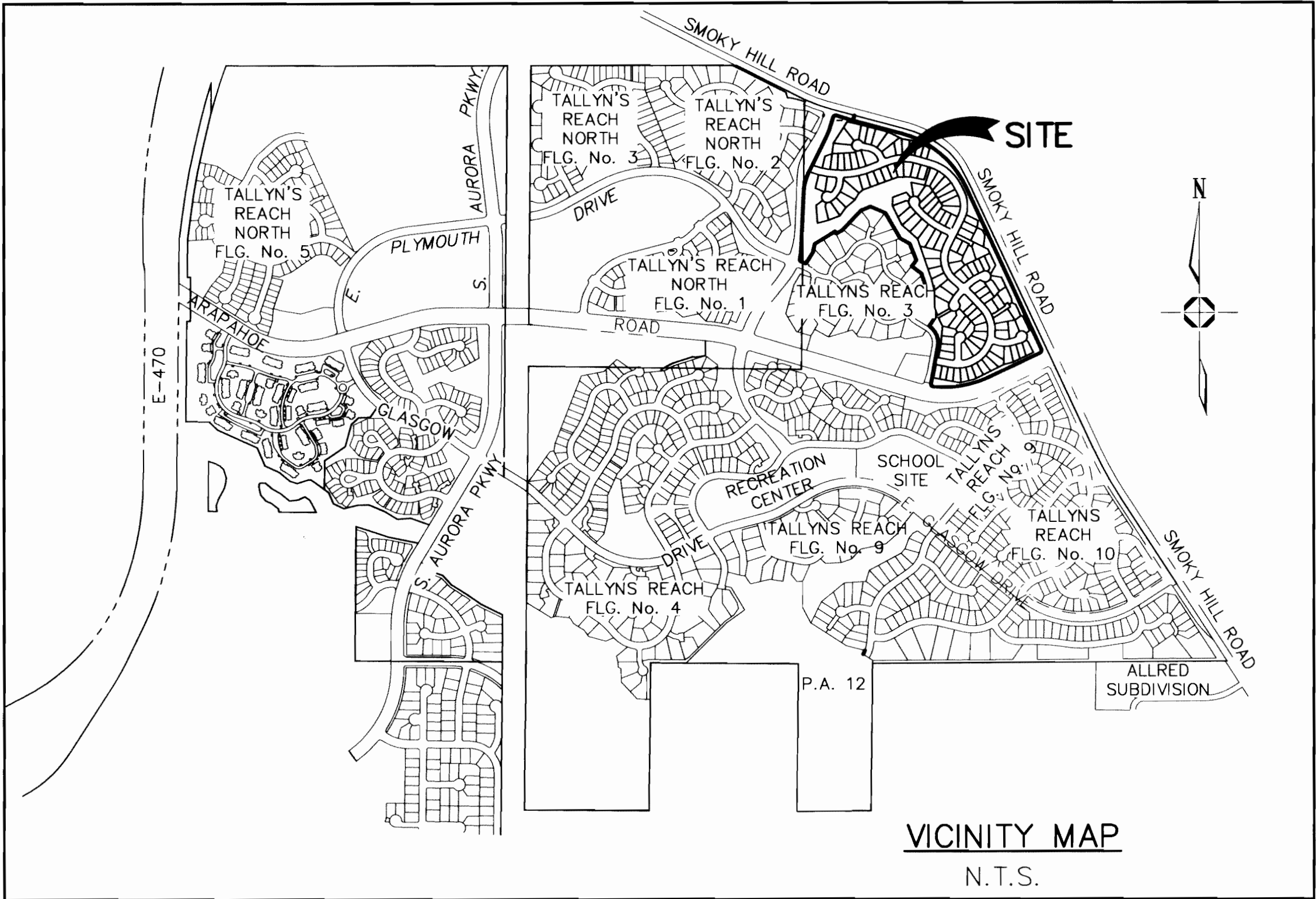
1. THENCE NORTH 10°26'33" EAST, A DISTANCE OF 333.56 FEET TO A POINT OF CURVATURE;
2. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 66°12'41", A RADIUS OF 180.00 FEET AND AN ARC LENGTH OF 208.01 FEET;
3. THENCE NORTH 33°09'53" EAST, A DISTANCE OF 101.42 FEET;
4. THENCE NORTH 18°03'07" WEST, A DISTANCE OF 405.48 FEET;
5. THENCE NORTH 53°26'55" WEST, A DISTANCE OF 106.83 FEET;
6. THENCE NORTH 38°16'43" EAST, A DISTANCE OF 66.93 FEET;
7. THENCE NORTH 21°43'37" WEST, A DISTANCE OF 159.64 FEET;
8. THENCE NORTH 60°54'58" WEST, A DISTANCE OF 98.17 FEET;
9. THENCE NORTH 30°06'44" WEST, A DISTANCE OF 262.35 FEET;
10. THENCE NORTH 66°47'33" WEST, A DISTANCE OF 143.36 FEET;
11. THENCE SOUTH 66°46'48" WEST, A DISTANCE OF 91.72 FEET;
12. THENCE SOUTH 43°45'05" WEST, A DISTANCE OF 245.95 FEET;
13. THENCE SOUTH 62°30'58" WEST, A DISTANCE OF 60.04 FEET;
14. THENCE NORTH 24°54'01" WEST, A DISTANCE OF 21.38 FEET;
15. THENCE SOUTH 58°35'15" WEST, A DISTANCE OF 212.39 FEET;
16. THENCE SOUTH 12°53'22" WEST, A DISTANCE OF 78.44 FEET;
17. THENCE SOUTH 32°53'37" WEST, A DISTANCE OF 115.72 FEET TO A POINT ON THE BOUNDARY OF SAID TRACT N, TALLYN'S REACH SUBDIVISION FILING NO. 1;

THENCE ALONG THE BOUNDARY OF SAID TRACT N THE FOLLOWING TEN (10) COURSES:

1. THENCE NORTH 67°11'58" WEST, A DISTANCE OF 45.25 FEET TO A POINT OF CURVATURE;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 80°51'42", A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 28.23 FEET TO A POINT OF REVERSE CURVATURE;
3. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11°11'40", A RADIUS OF 447.25 FEET AND AN ARC LENGTH OF 87.38 FEET;
4. THENCE NORTH 02°28'04" EAST, A DISTANCE OF 509.78 FEET;
5. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 23°52'39", A RADIUS OF 401.25 FEET AND AN ARC LENGTH OF 167.22 FEET;
6. THENCE NORTH 26°20'43" EAST, A DISTANCE OF 351.55 FEET TO A POINT OF CURVATURE;
7. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°31'54", A RADIUS OF 768.00 FEET AND AN ARC LENGTH OF 141.17 FEET;
8. THENCE NORTH 15°48'49" EAST, A DISTANCE OF 57.02 FEET TO A POINT OF CURVATURE;
9. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89°09'42", A RADIUS OF 25.00 FEET AND AN ARC LENGTH OF 38.90 FEET;
10. THENCE SOUTH 75°01'29" EAST, A DISTANCE OF 154.97 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT N AND A POINT ON THE BOUNDARY OF SAID TALLYN'S REACH SUBDIVISION FILING NO. 1;

THENCE NORTH 14°58'31" EAST, ALONG SAID BOUNDARY OF TALLYN'S REACH SUBDIVISION FILING NO. 1 A DISTANCE OF 42.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 2,365,571 SQUARE FEET, OR 54.31 ACRES, MORE OR LESS.



### OWNERS CERTIFICATE:

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF CARMA (COLORADO), INC., A NEVADA CORPORATION

HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 14th

DAY OF OCTOBER AD 2005

BY: Carole Dodero

ATTEST: Carole Dodero

### NOTARIAL:

STATE OF COLORADO ) SS  
COUNTY OF ARAPAHOE )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF OCTOBER 14 AD 2005 BY THOMAS P. MORTON

WITNESS MY HAND AND OFFICIAL SEAL

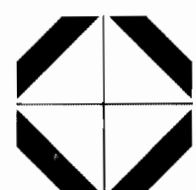
Carole Dodero  
NOTARY PUBLIC

MY COMMISSION EXPIRES 4/30/06

### DEVELOPER

CARMA (COLORADO), INC.  
TOM MORTON  
HIGHLAND PLACE II  
9110 E. NICHOLS AVE., NO. 180  
ENGLEWOOD, CO 80111  
TEL: 303-706-9451  
FAX: 303-706-9453

### ENGINEER



Carroll & Lange  
Professional Engineers & Land Surveyors  
165 South Union Blvd., Suite 156  
Lakewood, Colorado 80228  
(303) 980-0200

### INDEX:

- 1) COVER SHEET
- 2) NOTES
- 3-5) DETAILS & LOT MATRIX
- 6) SHEET INDEX
- 7-15) SITE PLANS
- 16-27) LANDSCAPE PLANS

### CITY OF AURORA APPROVALS:

CITY ATTORNEY: Sol Ryan DATE: 10-28-05

PLANNING DIRECTOR: Phil Watter DATE: 10/28/05

PLANNING COMMISSION: H DATE: 6/8/05

CITY COUNCIL: NA DATE: NA

ATTEST: NA DATE: NA

### RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF

\_\_\_\_\_ COUNTY, COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M,

THIS \_\_\_\_ DAY OF \_\_\_\_\_, AD \_\_\_\_.

CLERK AND RECORDER: \_\_\_\_\_

DEPUTY: \_\_\_\_\_

### SITE DATA:

ZONING CLASSIFICATION: S.F.D.  
PROPOSED USES: SINGLE FAMILY DETACHED @ 2.38 DU/AC  
MAXIMUM HEIGHT OF BUILDINGS: 35 FEET  
LAND AREA WITHIN PROPERTY LINE: 54.31 ACRES  
NUMBER OF UNITS PROPOSED: 129

### MORTGAGE HOLDER:

THE UNDERSIGNED AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

Chong Shun  
KEYBANK NATIONAL ASSOCIATION

### AMENDMENTS

- 1 Minor Amndmnt - 2/28/2006 - 2005-4006-01  
Meritage model 4510 (see paper files)
- 2 Minor Amndmnt - 2/28/2006 - 2005-4006-02  
Meritage model 4520 (see paper files)
- 3 Minor Amndmnt - 2/28/2006 - 2005-4006-03  
Meritage model 4530 (see paper files)
- 4 Minor Amndmnt - 2/28/2006 - 2005-4006-04  
Meritage model 4540 (see paper files)
- 5 Minor Amndmnt - 2/28/2006 - 2005-4006-05  
Meritage model 4550 (see paper files)
- 6 Minor Amndmnt - 2/28/2006 - 2005-4006-06  
Meritage model 5010 (see paper files)
- 7 Minor Amndmnt - 2/28/2006 - 2005-4006-07  
Meritage model 5020 (see paper files)
- 8 Minor Amndmnt - 2/28/2006 - 2005-4006-08  
Meritage model 5030 (see paper files)
- 9 Minor Amndmnt - 2/28/2006 - 2005-4006-09  
Meritage model 5040 (see paper files)
- 10 MASONRY WALL ALONG SMOKY HILL  
7-10-2006 2005-4006-10
- 11 Minor Amndmnt-9/16/24-2005-4006-24  
MONUMENT SIGN



THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE TALLYN'S REACH METROPOLITAN DISTRICT NO. 1, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.

ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.

RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."

THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL FRONT YARD LANDSCAPING FOR EACH INDIVIDUAL LOT WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAYS OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSING OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.

THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.

ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.

NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE ET CETERA SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.

FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.

ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.

ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.

13. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
16. ALL STREET CROSS-SECTIONS MEET CITY STANDARD SECTIONS UNLESS SHOWN OTHERWISE ON SHEET 5 OF THIS SITE PLAN.
17. EMERGENCY TURNAROUND PORTIONS OF EACH DEAD-END STREET WILL BE POSTED "NO PARKING" (DURING INTERIM CONSTRUCTION).
18. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
19. ALL UTILITIES SHALL BE UNDERGROUND.
20. TRACT A, C, AND D SHALL BE PRIVATELY OWNED AND MAINTAINED.
21. TRACT B IS HEREBY GRANTED TO THE CITY OF AURORA FOR DRAINAGE, UTILITY, PUBLIC LAND, AND REGIONAL TRAIL PURPOSES AND WILL BE CONSTRUCTED BY THE DEVELOPER TO THE CITY OF AURORA SPECIFICATIONS.
22. STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC STREETS IN AND ADJACENT TO THE ABOVE DEVELOPMENT. NOTE: STREET LIGHT INSTALLATION COST IS FUNDED BY THE DEVELOPER/OWNER. COORDINATE THE INSTALLATION WITH AURORA PUBLIC WORKS @ 303-739-7300.
23. DETACHED STORAGE SHEDS ARE NOT ALLOWED IN THIS FILING.
24. PERIMETER FENCES SHALL MEET THE TWO AND THREE RAIL PERIMETER FENCE REQUIREMENT DETAILED IN THE TALLYN'S REACH DESIGN SOURCE BOOK AND AS DETAILED HEREIN, SHALL BE CONSTRUCTED BY THE BUILDER.
25. EACH DWELLING UNIT MUST COMPLY TO CITY OF AURORA PARKING REQUIREMENTS FOR SINGLE FAMILY DETACHED UNITS (SF-D). TWO SPACES PER DWELLING UNIT ARE REQUIRED. SPACES CAN BE ACCOMMODATED IN GARAGE OR DRIVEWAY.
26. DRIVEWAY LOCATIONS SHOWN HEREON ARE NOT INTENDED TO REPRESENT FINAL LOCATIONS. FINAL LOCATION SHALL BE DETERMINED BY BUILDER. THE SINGLE UNITS ON THIS CONTEXTUAL SITE PLAN SHALL CONFORM TO THE ALTERNATIVELY LOADED GARAGE REQUIREMENTS PER SECTION 1302, ARTICLE 13 OF THE CITY OF AURORA ZONING CODE.
27. THE DEVELOPER SHALL ADHERE TO THE TREE PROTECTION PLAN (TAP) APPROVED FOR THIS SITE. THE DEVELOPER MUST AMEND THE TAP AND LANDSCAPE PLAN BEFORE REMOVING OR RELOCATING ANY TREES DESIGNATED FOR PROTECTION. SETBACKS HAVE BEEN MODIFIED ON SOME LOTS TO PROTECT TREES. BUILDER AND HOME OWNERS MUST CONFORM TO THE TAP AND APPLICABLE CITY ORDINANCES.
28. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION OF ALL STREET SIGNS SHOWN ON THIS PLAN IN ACCORDANCE WITH THE 2000 "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
29. CARMA COLORADO, INC. IS TO START CONSTRUCTION OF ONE HALF OF SMOKY HILL ROAD PER SEPARATE AGREEMENT WITH THE CITY OF AURORA PRIOR TO RECEIVING FIRST CERTIFICATE OF OCCUPANCY FOR TALLYN'S REACH FILING NO. 14.
30. THE TALLYN'S REACH METROPOLITAN DISTRICT NO. 1 IS RESPONSIBLE FOR THE CONSTRUCTION OF THE CHECK STRUCTURES AND HEADWALL CUTTING PROTECTION WITHIN ROBINSON GULCH WITH THE CONSTRUCTION OF TALLYN'S REACH FILING NO. 14.
31. CARMA COLORADO, INC. (CONTACT TOM MORTON, HIGHLAND PLACE II, 9110 E. NICHOLS AVE., No. 180, ENGLEWOOD, CO. 80111) HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE FUNDING OF 50% OF THE SIGNAL INSTALLATION COSTS AT THE INTERSECTION OF S. TALLYN'S REACH PARKWAY AND SMOKY HILL ROAD AND EAST ARAPAHOE ROAD AND SMOKY HILL ROAD IF AND WHEN SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS AS DESCRIBED IN THE 2003 MANUAL UNIFORM TRAFFIC CONTROL DEVICES. FOR WARRANT PURPOSES, MINOR STREET APPROACH TRAFFIC SHALL BE COMPRISED OF ALL THE THRU AND LEFT TURN LANE MOVEMENTS AND 50% OF THE RIGHT-TURN MOVEMENTS. A SIGNAL PHASING AGREEMENT (INITIATED BY THE CITY) SHALL BE SIGNED BY CARMA COLORADO, INC. PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT.


VISUAL INTEREST FROM INTERIOR AND EXTERIOR STREETS, AS WELL AS FROM ADJACENT PUBLIC OPEN SPACE IS ENHANCED BY A DIVERSITY OF LOT ORIENTATION ALONG PARCEL EDGES (EAST ARAPAHOE ROAD, SMOKY HILL ROAD AND SOUTH TALLYN'S REACH PARKWAY) AND A VARIATION OF LOT ORIENTATION WITHIN THE NEIGHBORHOOD. THE HOME DESIGN WILL FEATURE ARCHITECTURAL TOOLS 1, 2, & 5.

1. TOOLS 1 AND 2 WILL BE SATISFIED BY SPECIFIC BUILDER SUBMITTAL OF ARCHITECTURAL PLANS.
2. IN ADDITION, TOOL #5 WILL ALSO BE SATISFIED. PRODUCT HAS BEEN CLUSTERED AROUND A CUL-DE-SAC TO BREAK UP LONG STRETCHES OF HOMES, AND TO ADD VARIETY TO THE STREET SCENE.
3. THE APPROVAL AND CONSENT OF THE ARCHITECTURAL REVIEW COMMITTEE MUST BE OBTAINED PRIOR TO SUBMITTING ARCHITECTURAL PLANS TO THE CITY OF AURORA.

THE CITY OF AURORA ("COA") HAS CHARGED THE TALLYN'S REACH DESIGN REVIEW COMMITTEE ("DRC") WITH APPROVING ALL LANDSCAPING PLANS AND CONSTRUCTION UNDER TERMS AND CONDITIONS SET FORTH BY CITY CODE SEC. 146-1450.

REQUIREMENTS FOR SINGLE-FAMILY DETACHED AND TWO-FAMILY RESIDENCES. ALL NEW SINGLE-FAMILY RESIDENTIAL DWELLINGS SHALL BE PROVIDED WITH FRONT YARD LANDSCAPING AND SIDE YARD (IF APPLICABLE) LANDSCAPING WHICH SHALL BE INSTALLED BY THE HOMEOWNER. THE LANDSCAPING MUST BE COMPLETED WITHIN 180 DAYS AFTER CLOSING ON THE PROPERTY IF THE CLOSING OCCURS DURING A GROWING SEASON (APRIL 1 THROUGH NOVEMBER 1 IN THE SAME YEAR) OR DURING THE NEXT GROWING SEASON IF THE PROPERTY CLOSURES OUTSIDE OF THIS CYCLE.

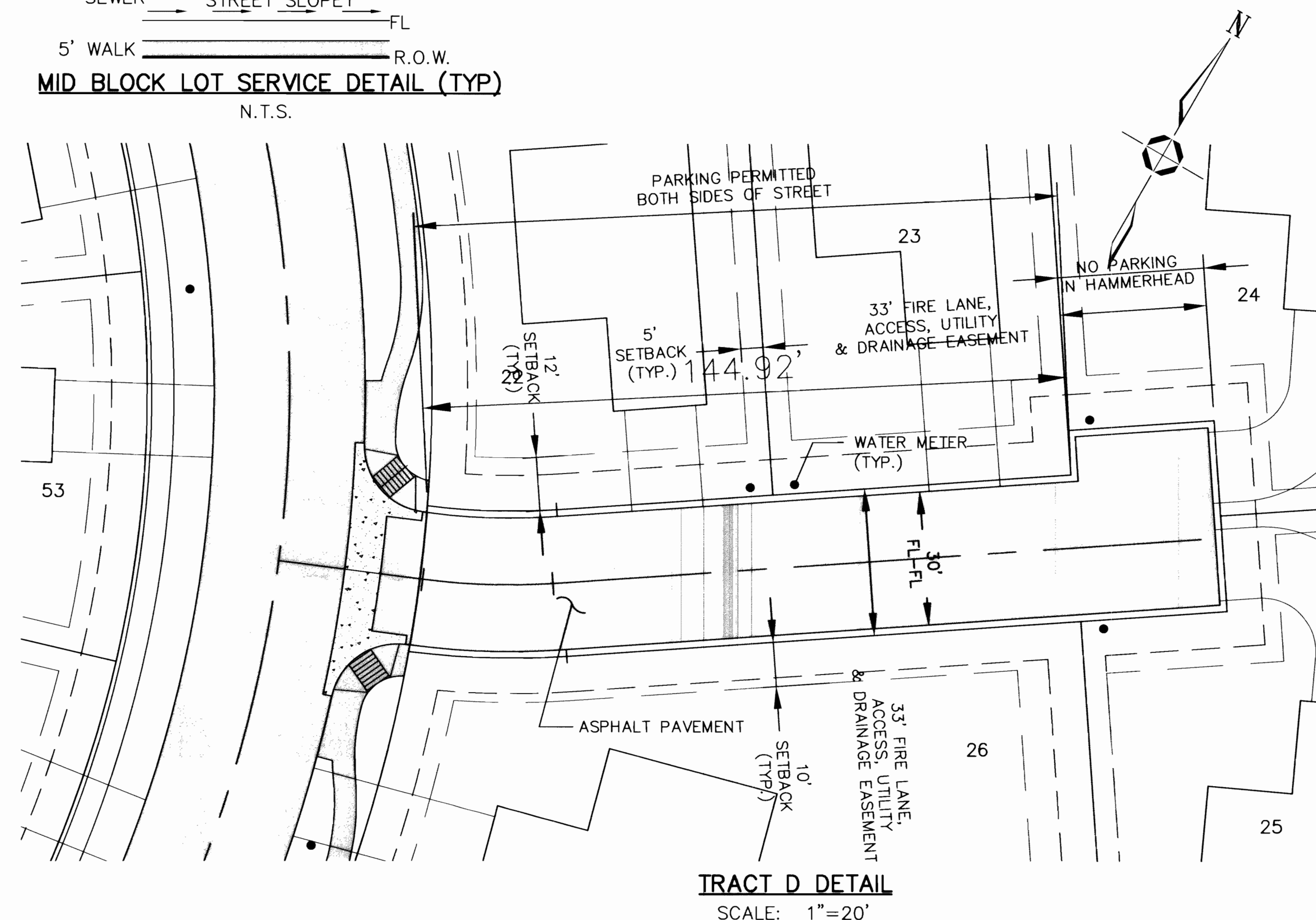
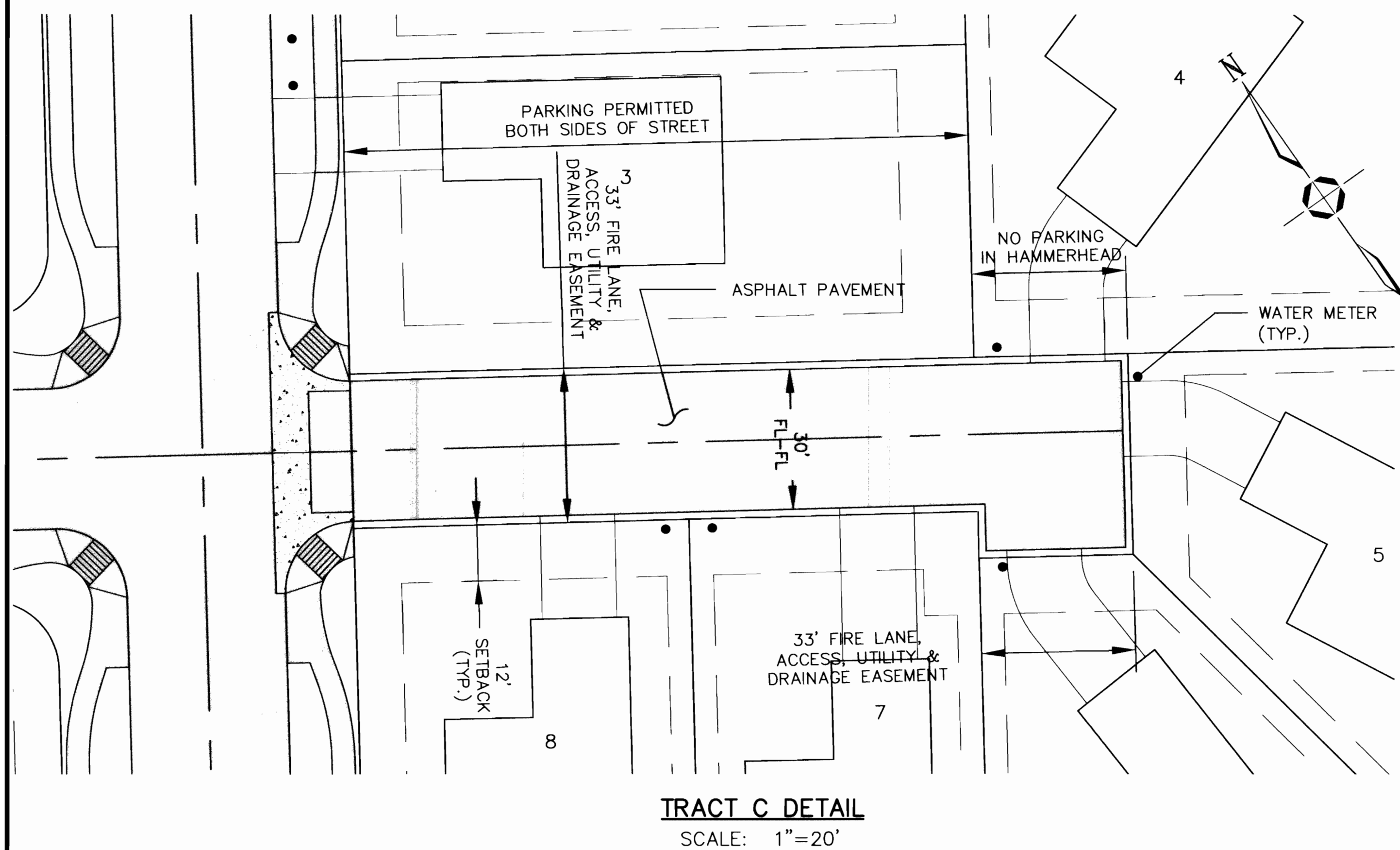
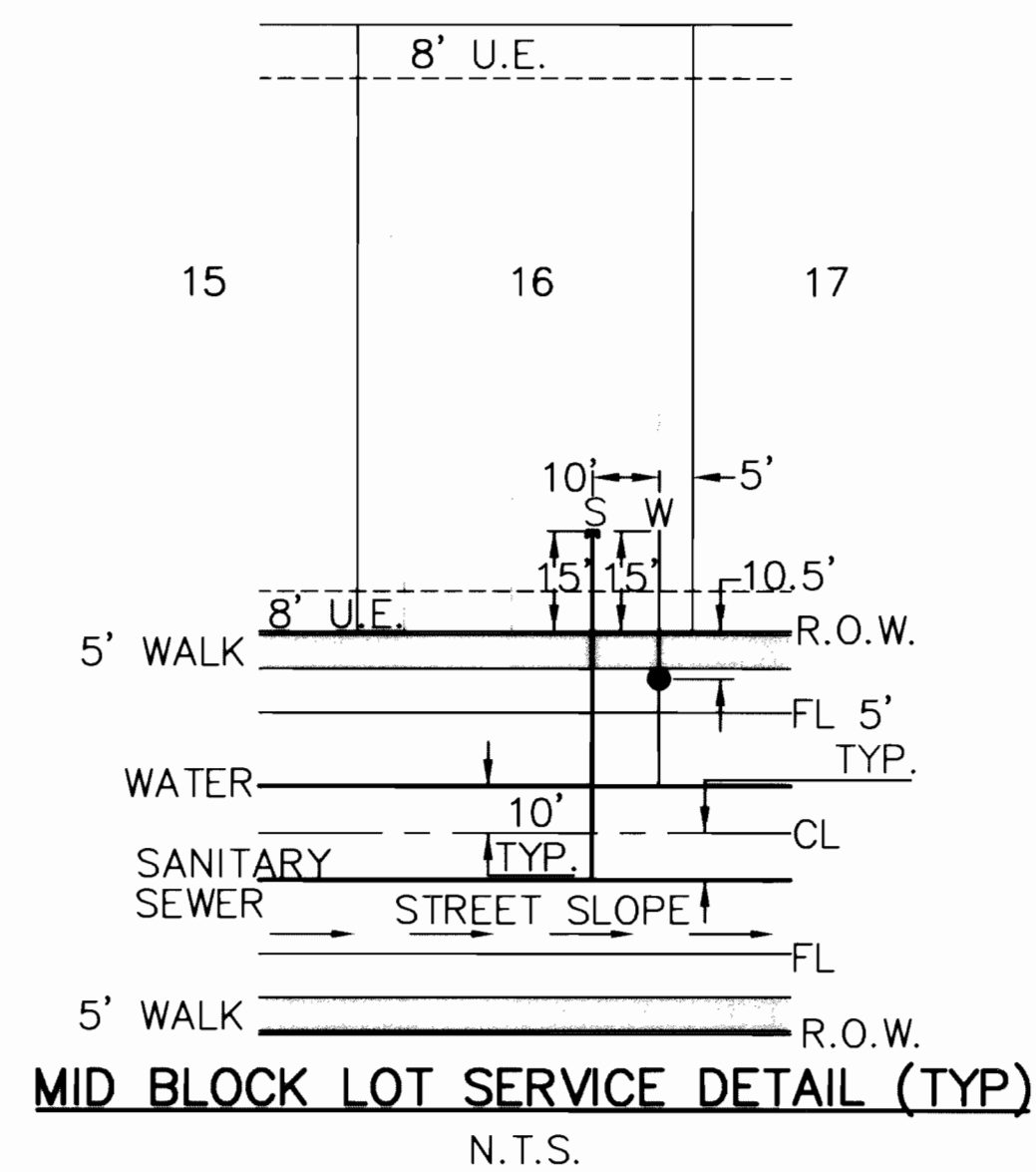
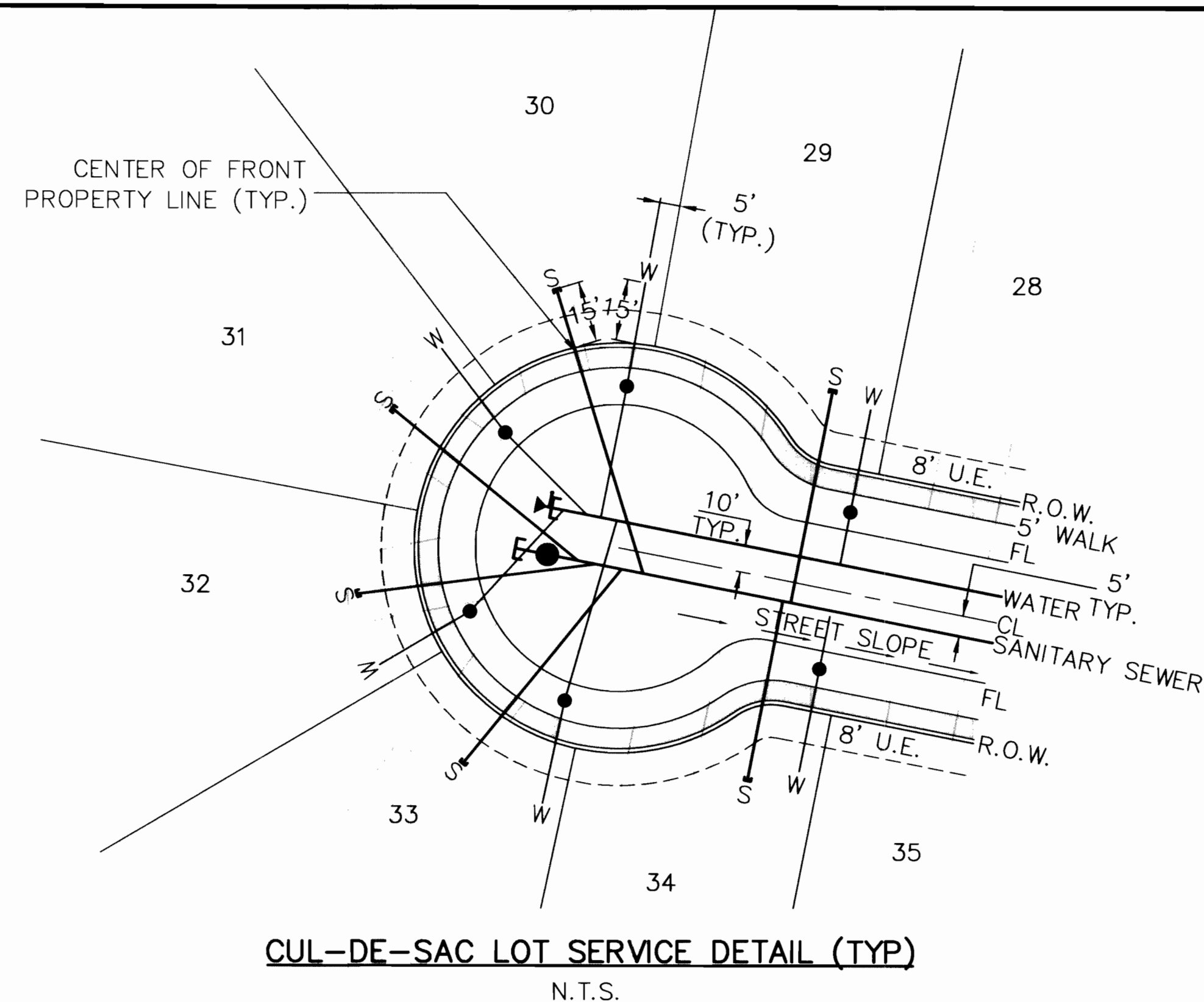
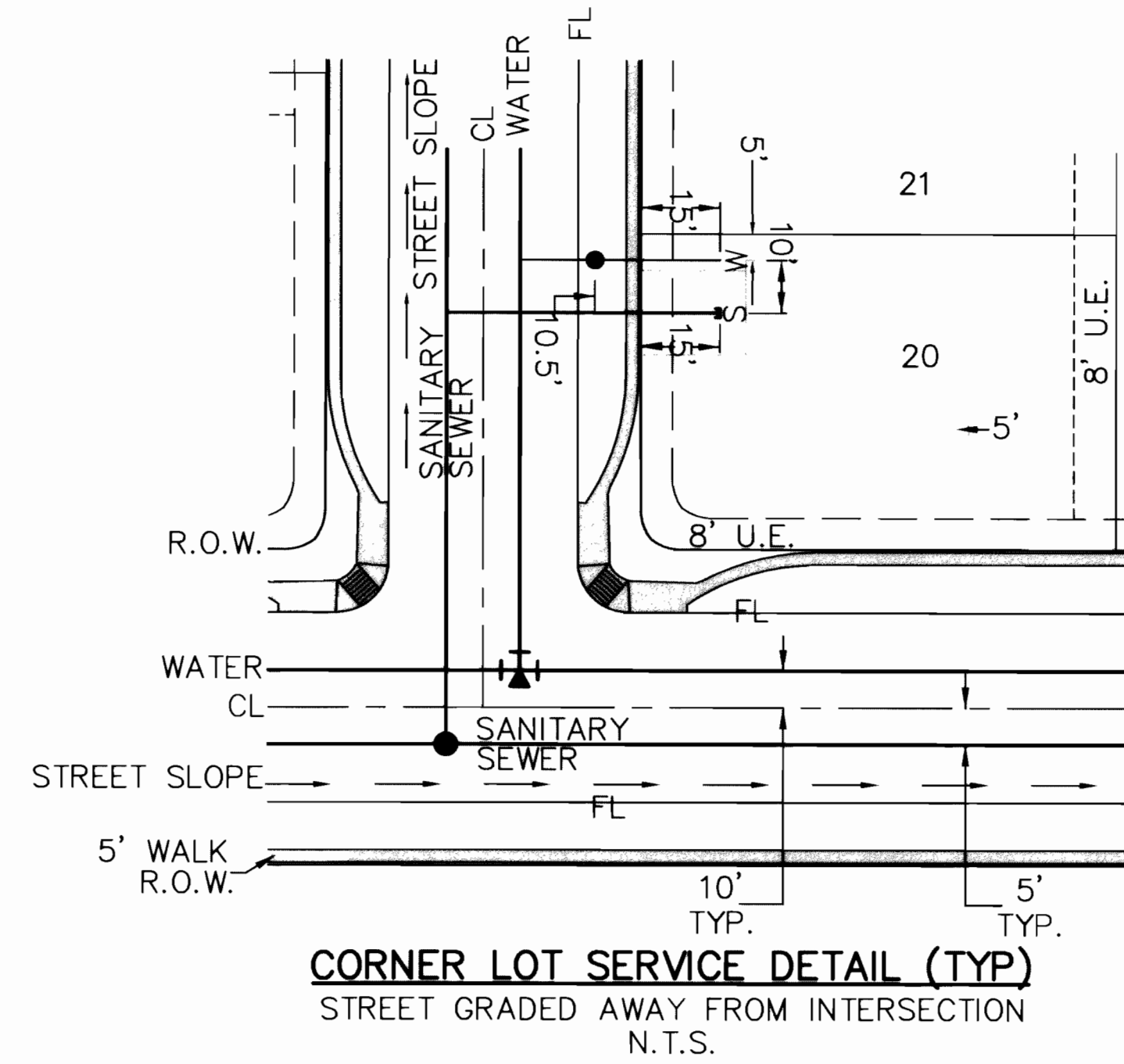
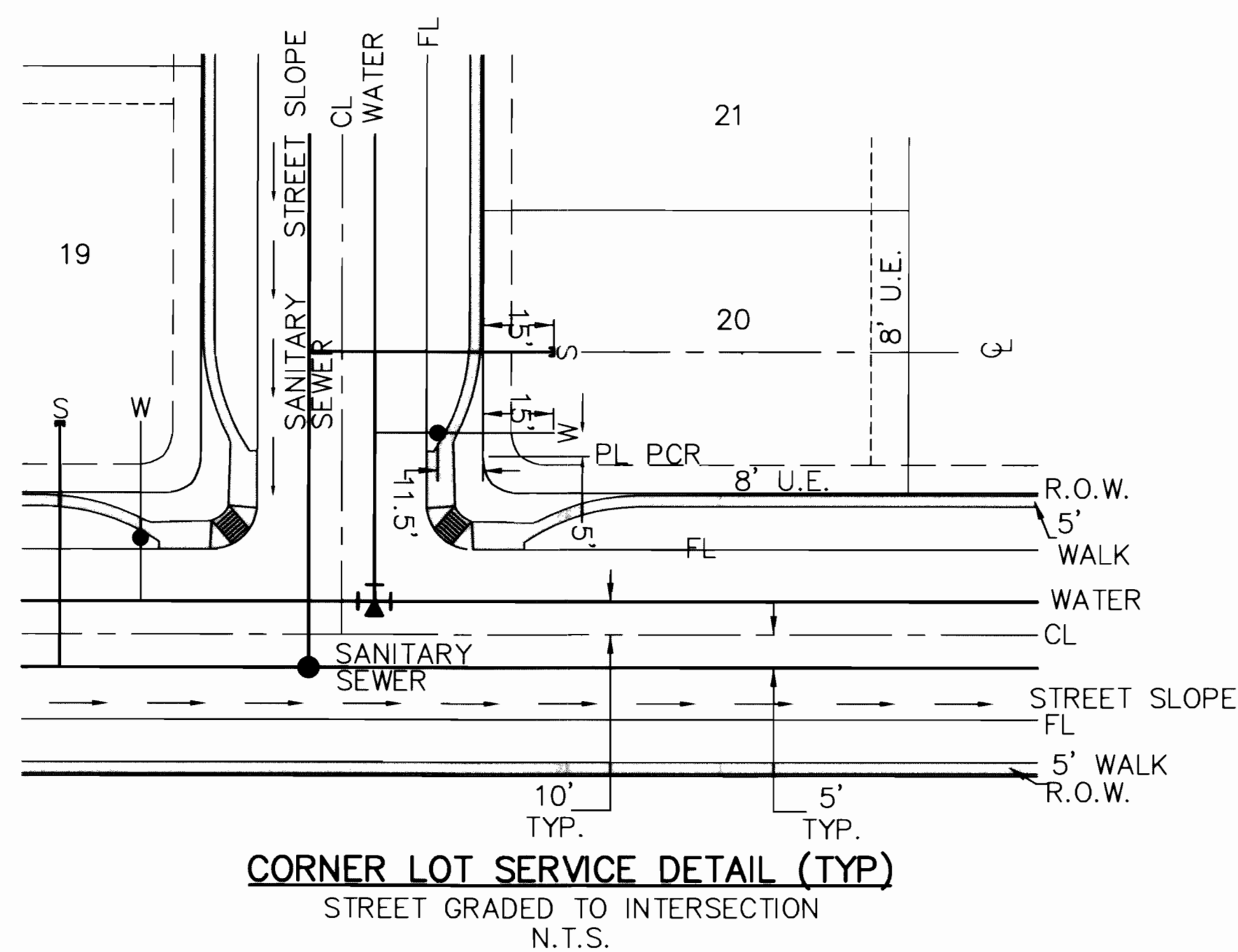
IRRIGATION:  
FRONT YARD LANDSCAPING SHALL INCLUDE AUTOMATIC IRRIGATION SHALL ALSO BE INSTALLED WHERE THE SIDE YARD FACES A PUBLIC RIGHT-OF-WAY OR OTHER PUBLIC SPACE.

[illegible]

**Carroll & Lange**  
Professional Engineers & Land Surveyors  
165 South Union Blvd., Suite 136  
Littleton, Colorado 80228  
(303) 980-0200

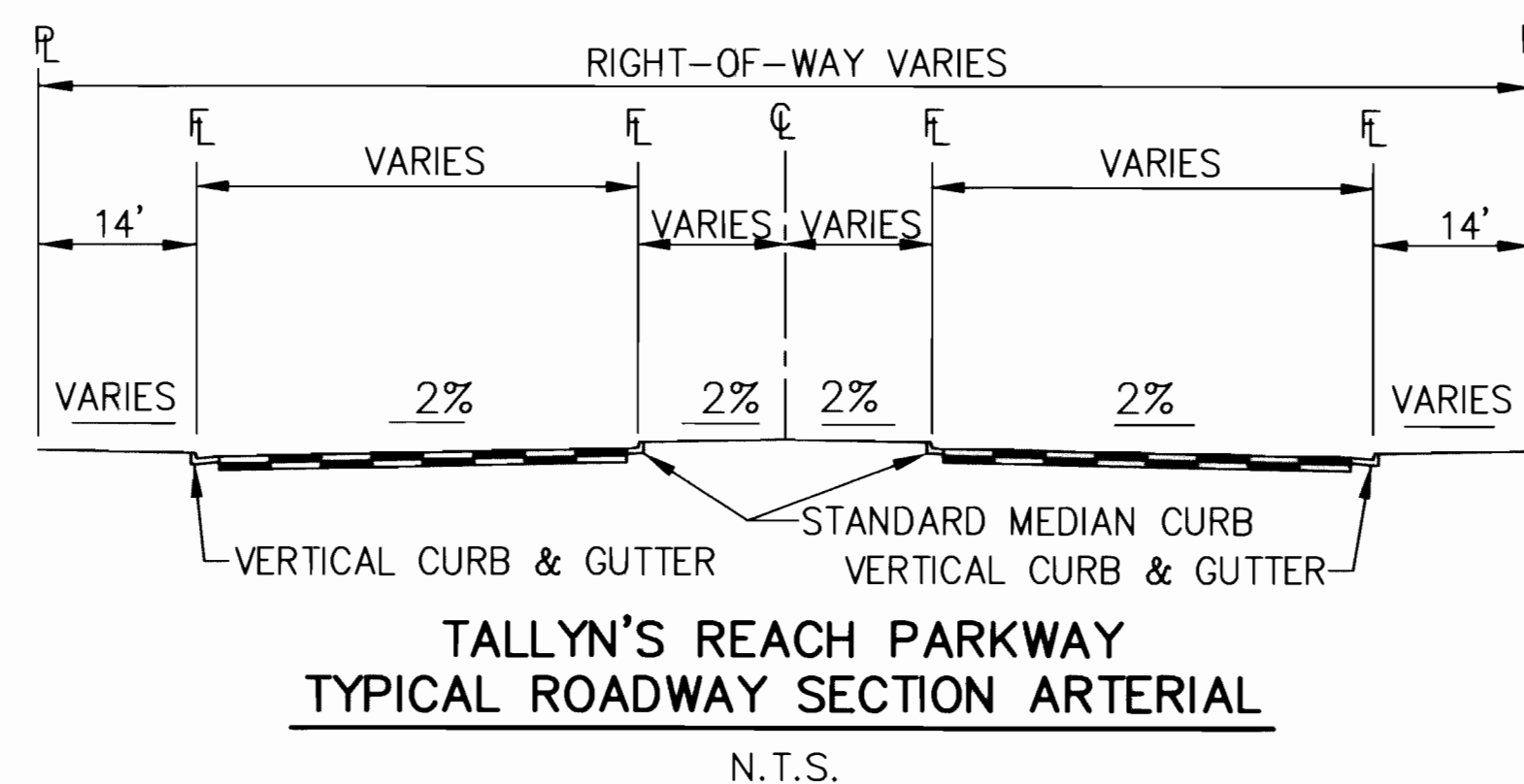
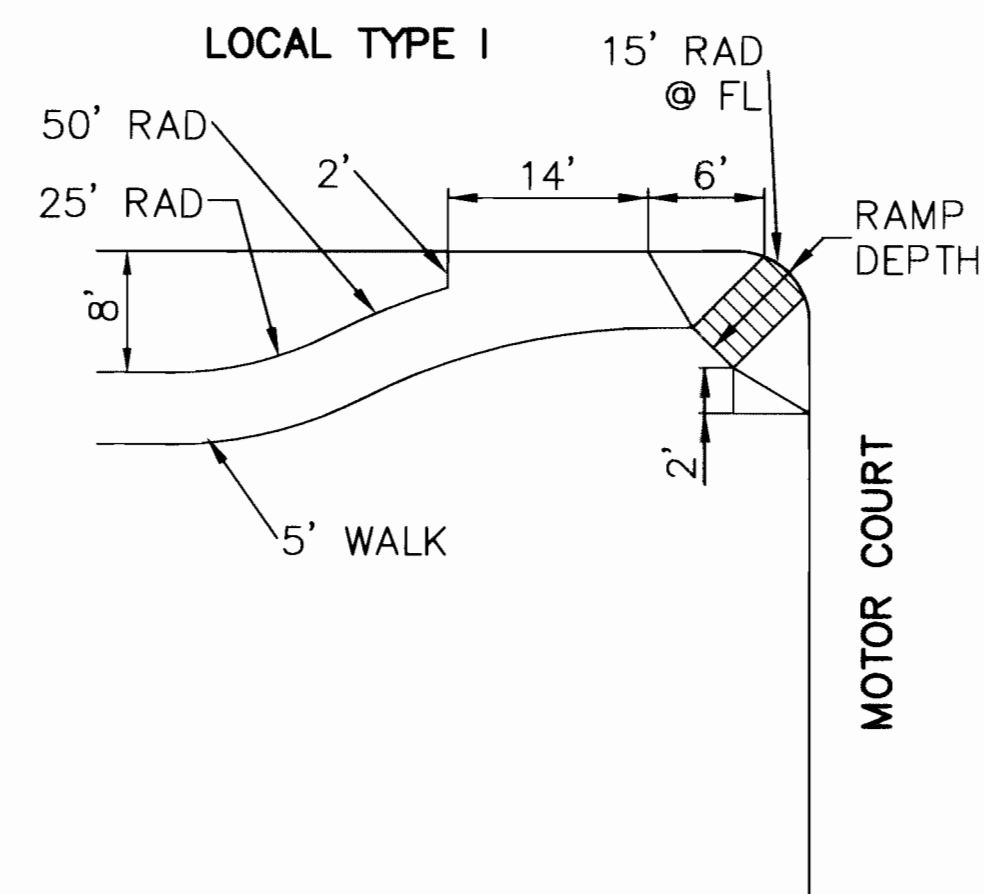
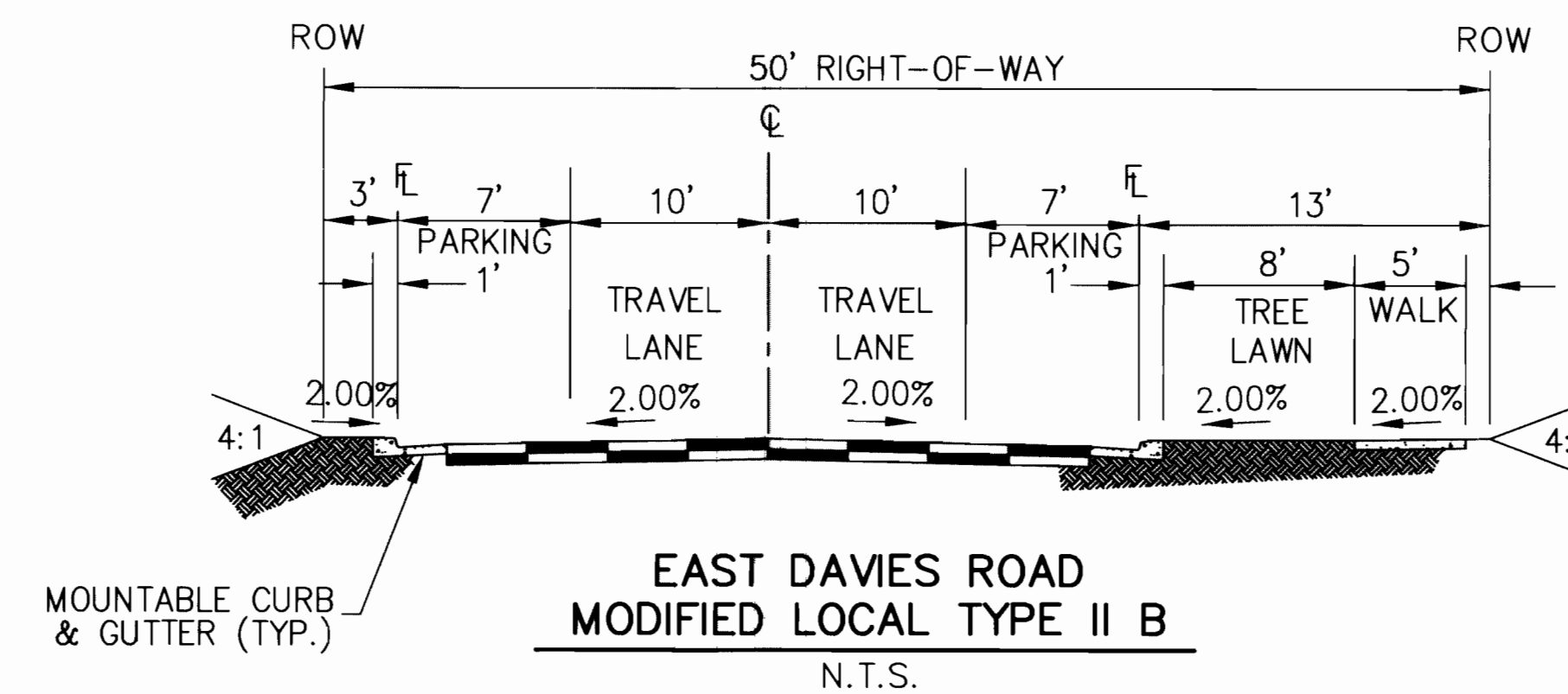
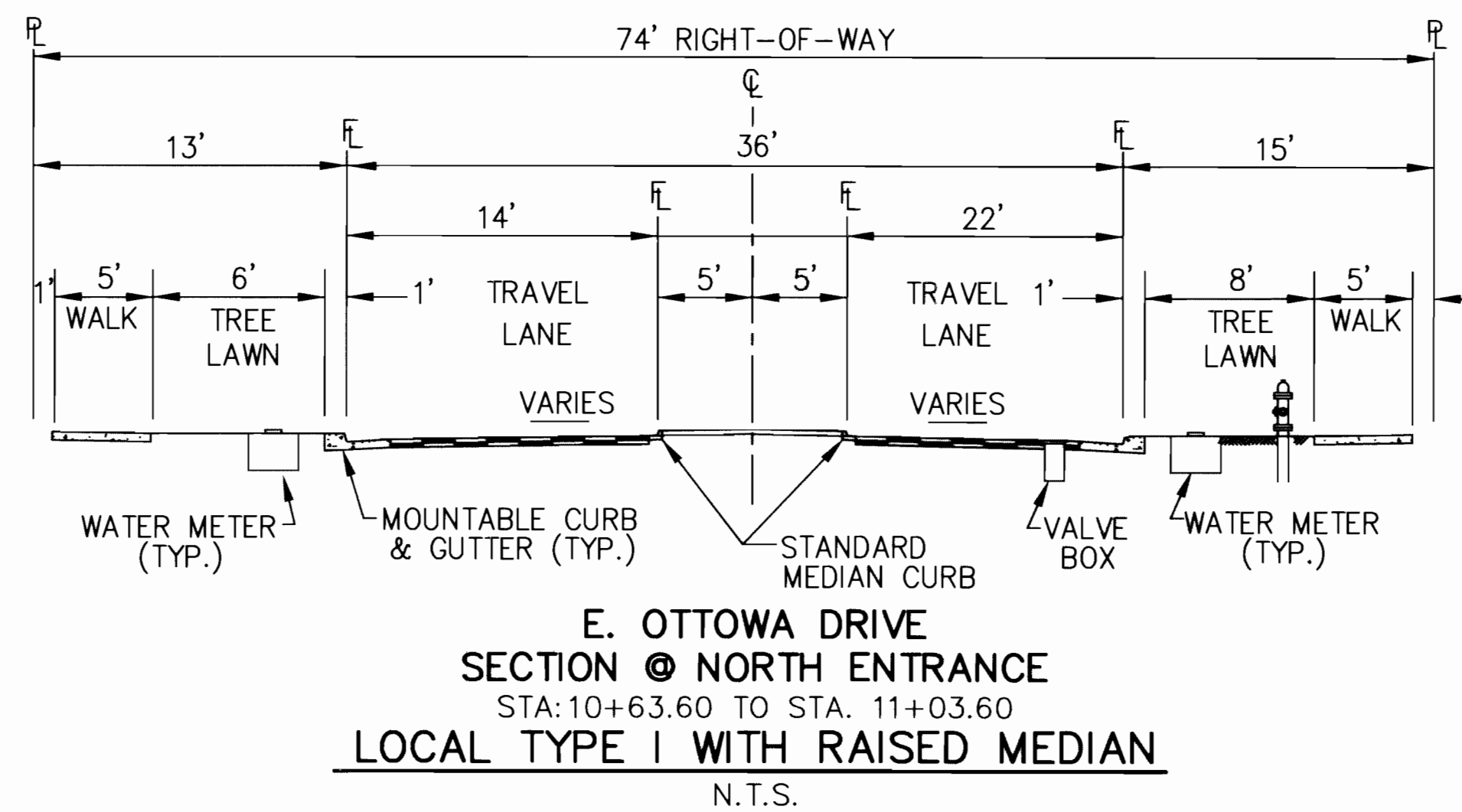
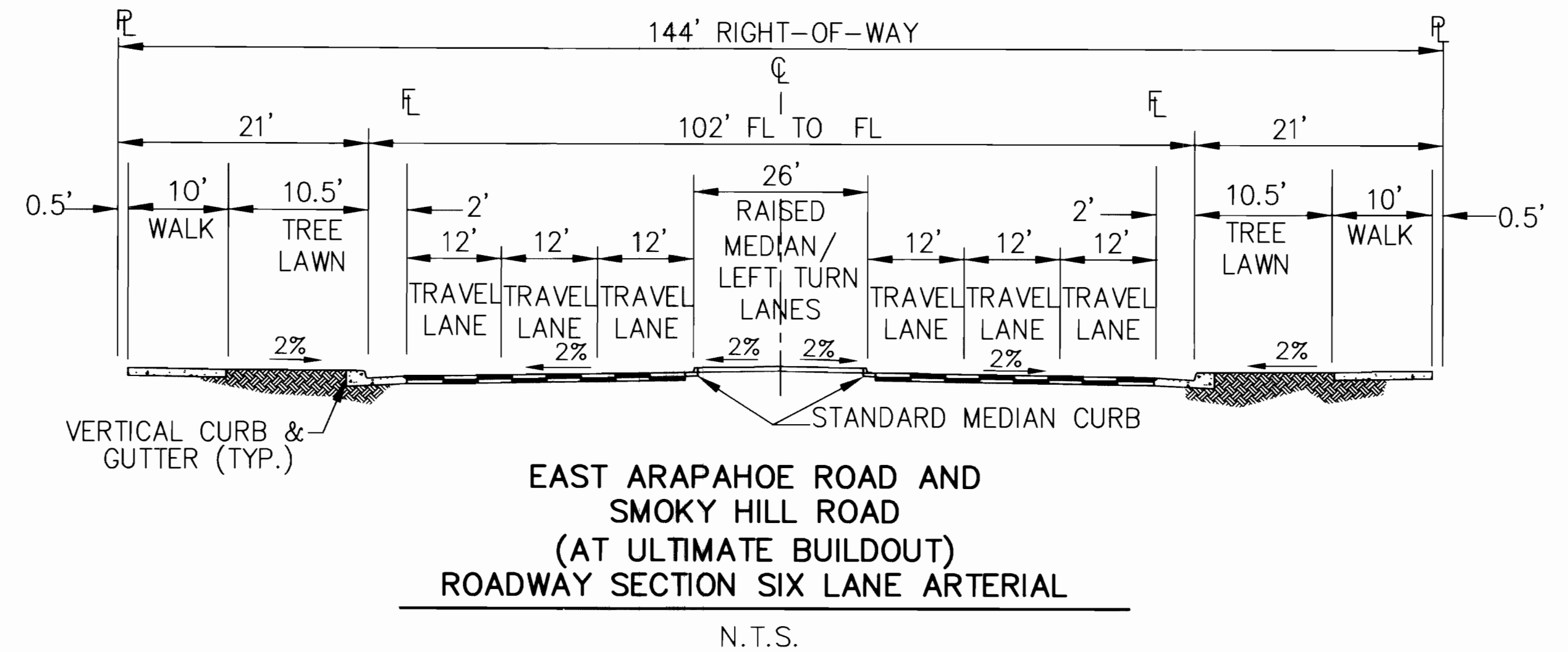
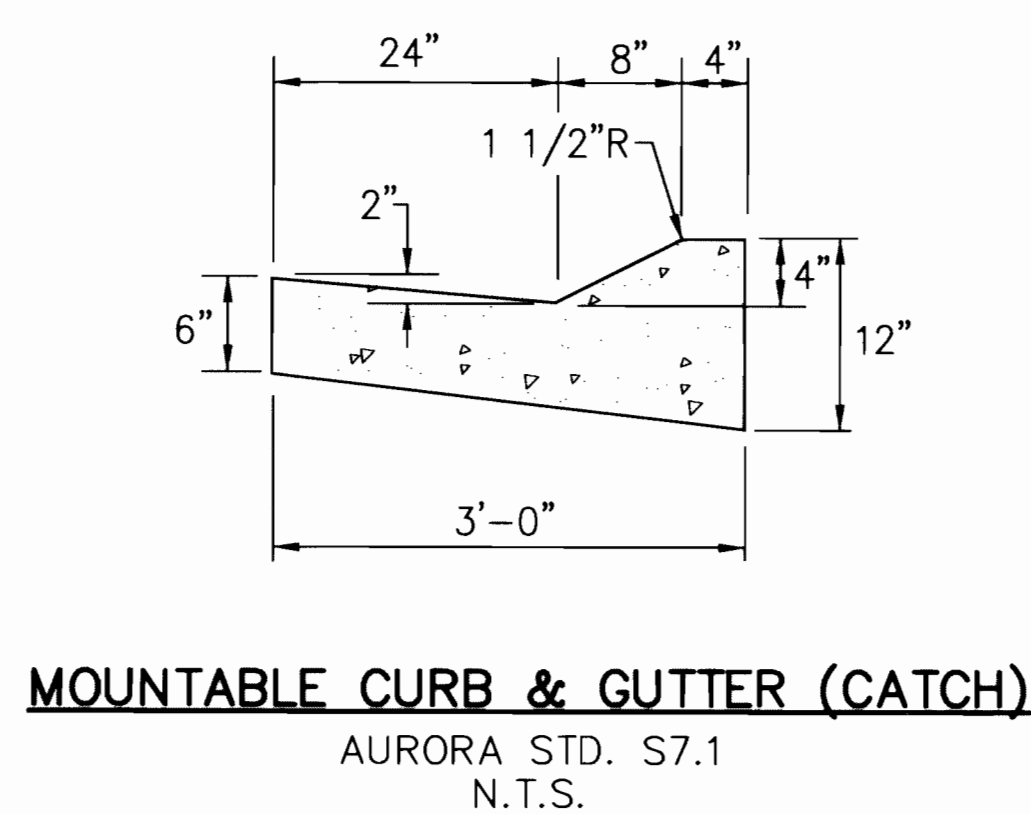
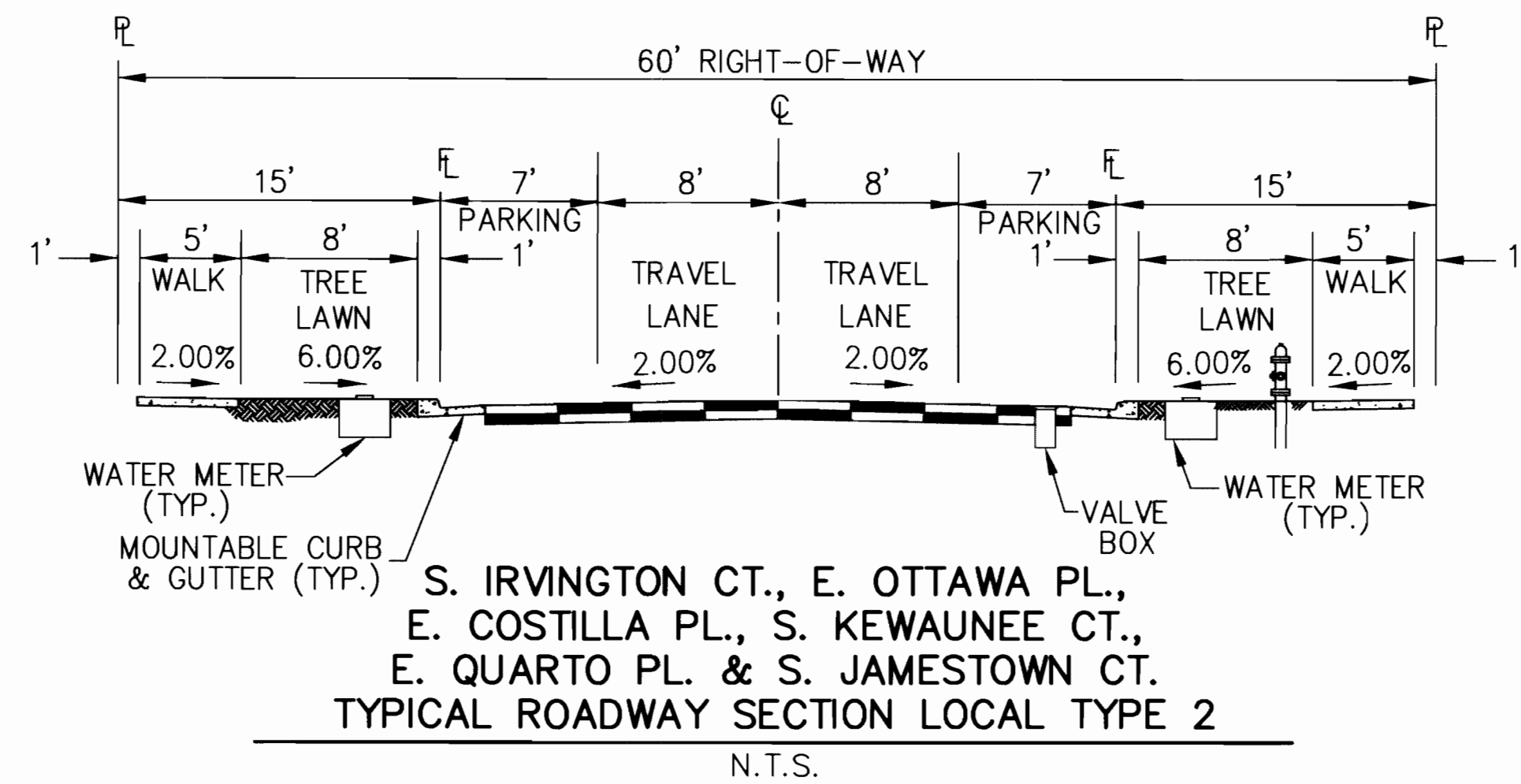
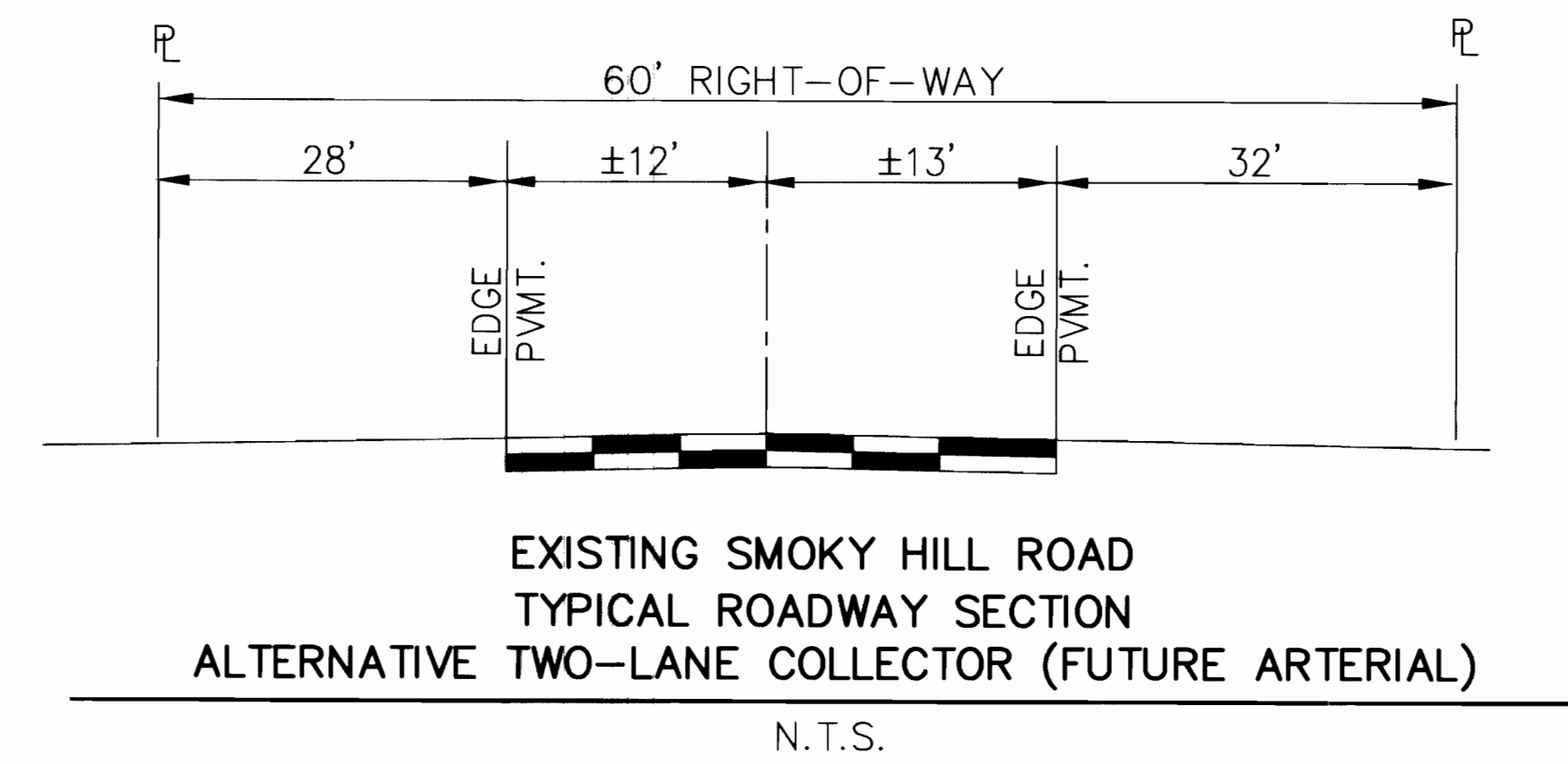
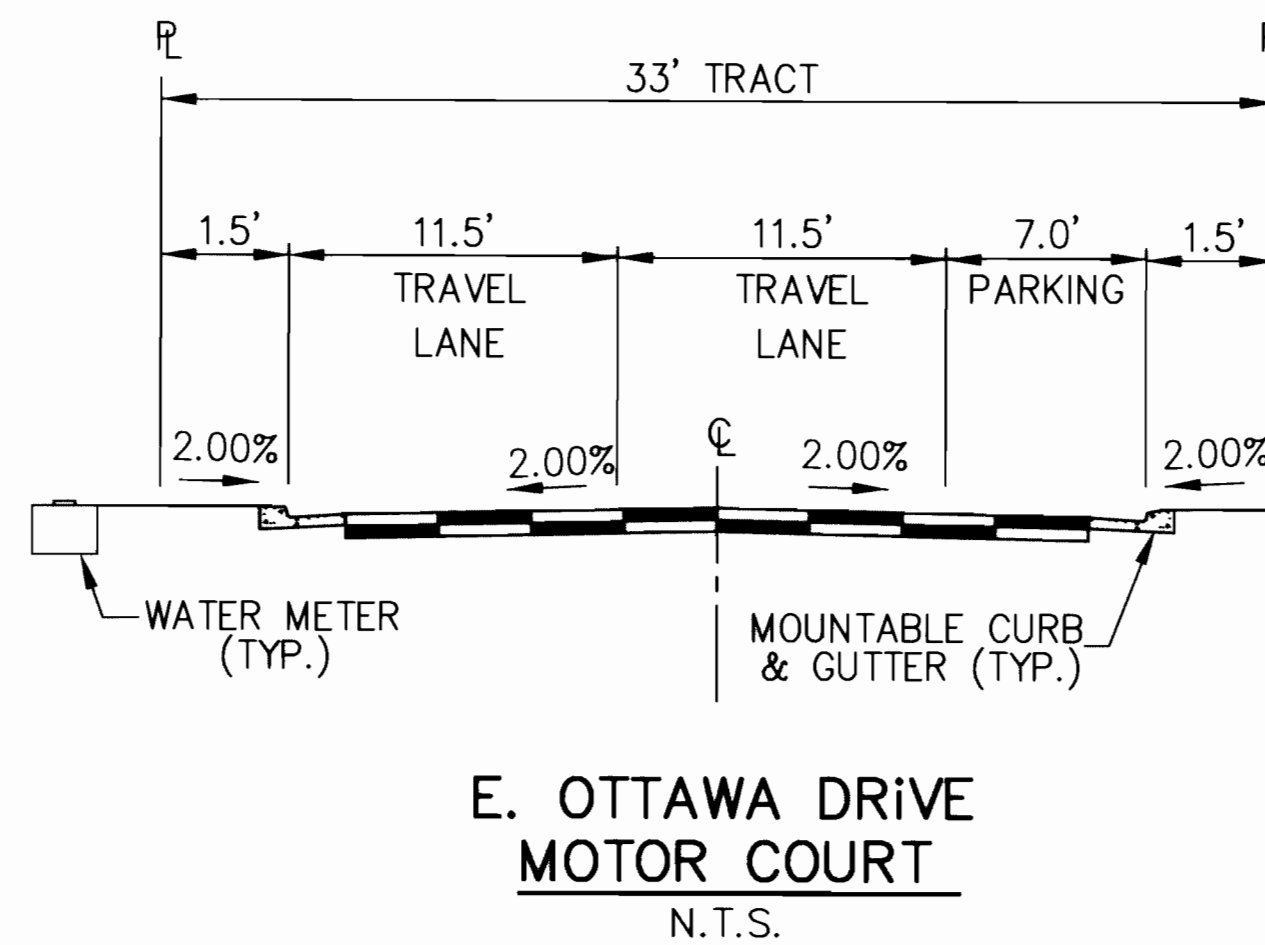
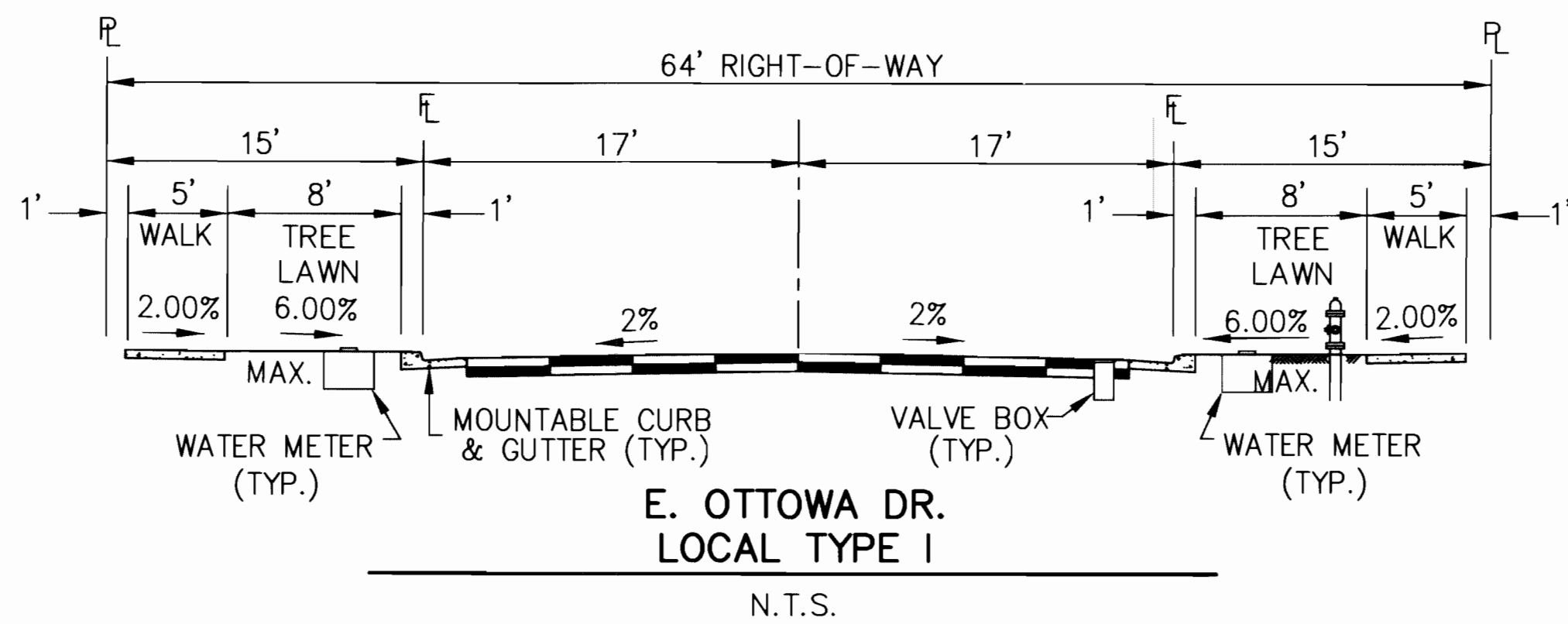
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Project:		Title:	
Scale: N/A			
Date: DECEMBER, 2004			
Job No. 3184			
File No. 3184-GN			
Sheet	2	of	27



[illegible]

**Carroll & Lange**  
Professional Engineers & Land Surveyors  
165 South Union Boulevard, Suite 156  
Littleton, Colorado 80120  
PHONE: (303) 980-0200  
FAX: (303) 980-0917  
[WWW.CARROLL-LANGE.COM](http://WWW.CARROLL-LANGE.COM)

TALLYN'S REACH FILING No. 14		SITE PLAN LOT DETAILS	
Project:		Title:	
Scale: N.T.S.			
Date: DECEMBER, 2004			
Job No. 3184			
File No. SP03			
Sheet 3 of 27			



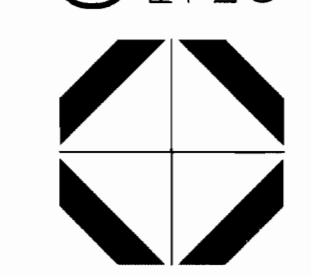
**NOTE:**  
RAMP DEPTH SHALL BE BASED ON THE WIDTH OF THE WIDEST SIDEWALK COMING INTO THE CORNER. FIVE FOOT WALKS SHALL HAVE A MINIMUM RAMP DEPTH OF 6'.

No.	Revisions	Date	By	Chk
2	REVISION PER COA COMMENTS	7-15-05	RBC	
1	REVISION PER COA COMMENTS	04-21-05	RBC	

SEE MASTER REVISION/TRACKING TABULATION

Designed By: J.W. Checked By:

**Carroll & Lange**  
Professional Engineers & Land Surveyors  
1100 South Union Blvd., Suite 136  
Lakewood, Colorado 80228  
(303) 980-0200



TALLYN'S REACH FILING No. 14	SITE PLAN STREET SECTION DETAILS
Project:	Title:
Scale:	AS SHOWN
Date:	DECEMBER, 2004
Job No.:	3184
File No.:	3184-SP05
Sheet:	4 of 27



BLOCK NO.	LOT NO.	AREA (sq. ft.)	FRONTAGE (ft.)	LOT WIDTH (ft.)	LOT DEPTH (ft.)	AREA (acres)	REQUIRED MINIMUM MASONRY %			
							FRONT	LEFT	RIGHT	REAR
1	1	8,167	70	64	109	0.19	20	20	0	20
1	2	8,829	66	60	142	0.20	20	0	0	0
1	3	8,746	63	58	150	0.20	20	0	0	0
1	4	8,796	64	58	151	0.20	20	0	0	0
1	5	8,657	64	59	144	0.20	20	0	0	0
1	6	8,826	64	59	151	0.20	20	0	0	20
1	7	13,457	119	102	151	0.31	20	0	20	20
1	8	14,873	84	81	167	0.34	20	0	0	20
1	9	15,168	51	105	153	0.35	20	0	0	20
1	10	16,326	51	99	136	0.37	20	0	0	20
1	11	8,748	65	61	136	0.20	20	0	0	20
1	12	9,698	59	65	148	0.22	20	0	0	20
1	13	13,152	63	86	148	0.30	20	0	0	20
1	14	14,829	57	83	169	0.34	20	0	0	20
1	15	10,647	73	91	118	0.24	20	0	20	0
1	16	8,717	56	64	120	0.20	20	0	0	20
1	17	8,458	56	63	129	0.19	20	0	0	20
1	18	8,011	56	63	127	0.18	20	0	0	20
1	19	7,050	56	60	111	0.16	20	0	0	20
1	20	6,021	58	58	97	0.14	20	0	20	20

BLOCK NO.	LOT NO.	AREA (sq. ft.)	FRONTAGE (ft.)	LOT WIDTH (ft.)	LOT DEPTH (ft.)	AREA (acres)	REQUIRED MINIMUM MASONRY %			
							FRONT	LEFT	RIGHT	REAR
2	1	11,023	78	84	124	0.25	20	0	40	40
2	2	11,065	86	87	134	0.25	20	20	0	20
2	3	15,296	46	90	160	0.35	20	0	40	40
2	4	12,032	51	85	150	0.28	20	0	0	40
2	5	10,148	64	75	125	0.23	20	0	0	40
2	6	11,196	68	84	125	0.26	20	0	0	40
2	7	14,026	110	90	150	0.32	20	0	0	40
2	8	14,306	141	91	132	0.33	20	0	0	40
2	9	9,398	73	73	125	0.22	20	0	0	40
2	10	8,603	66	69	125	0.20	20	0	0	40
2	11	8,192	65	65	125	0.19	20	0	0	40
2	12	8,348	65	65	127	0.19	20	0	0	40
2	13	8,055	68	62	130	0.18	20	0	0	40
2	14	9,049	78	68	130	0.20	20	0	0	40
2	15	9,156	82	68	130	0.21	20	0	0	40
2	16	7,745	64	60	126	0.18	20	0	0	40
2	17	7,385	60	60	120	0.17	20	40	0	40
2	18	9,503	73	59	155	0.22	20	0	40	0
2	19	9,637	73	59	155	0.22	20	0	0	0
2	20	10,081	73	58	171	0.23	20	0	0	0

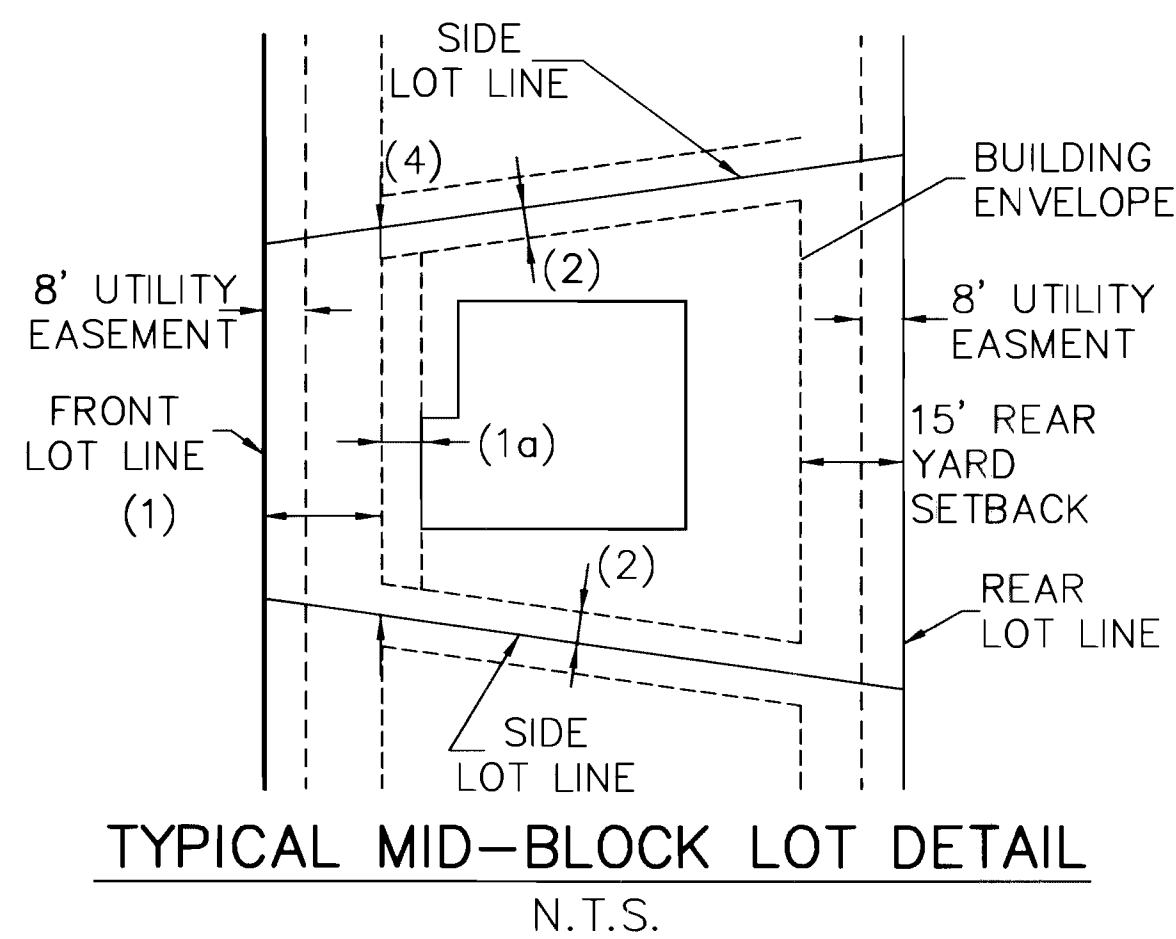
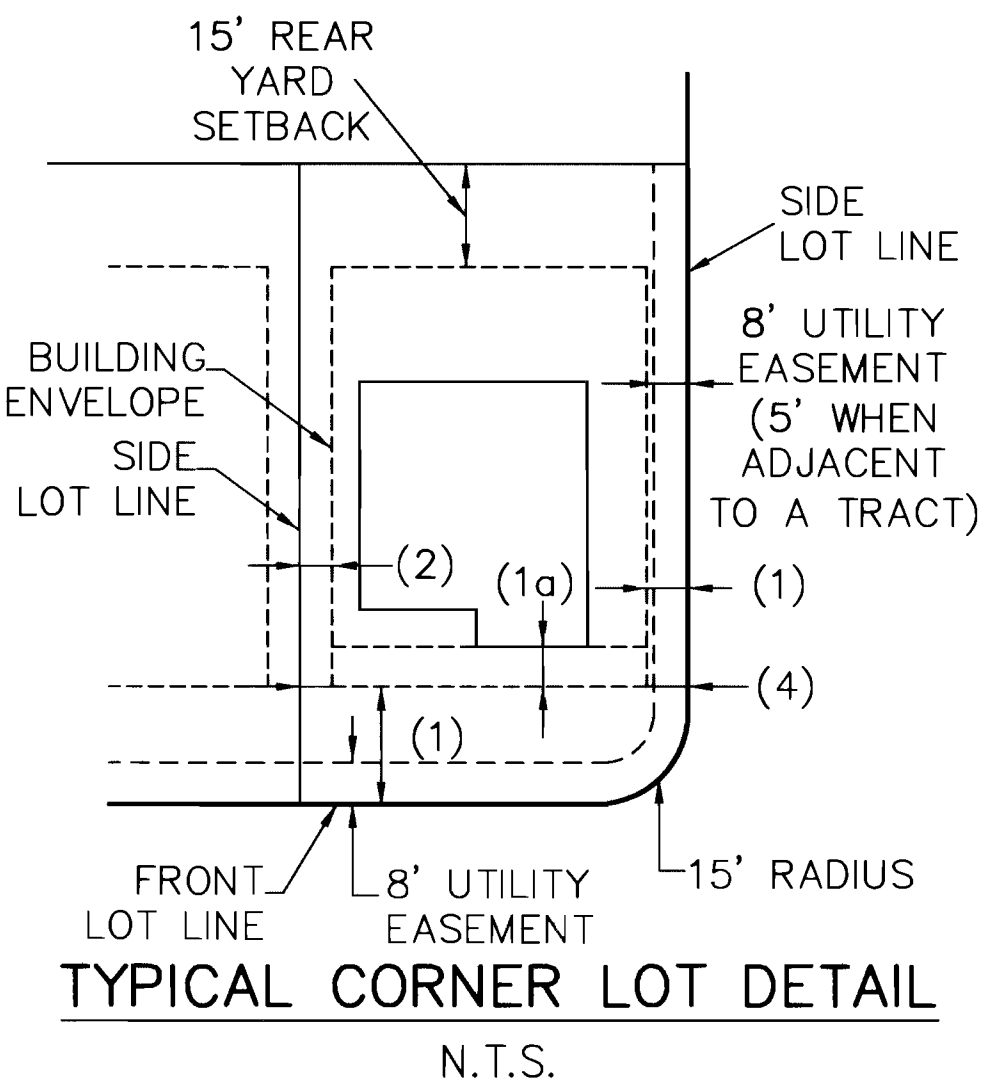
#### SETBACK CRITERIA

- FRONT SETBACKS (a):  
12-FT FROM BUILDING LINE TO BACK-OF-WALK, EXCLUSIVE OF GARAGE;  
20-FT FROM FRONT LOADED GARAGE TO BACK-OF-WALK;  
10-FT FROM SIDE WALL OF SIDE LOADED GARAGE TO BACK-OF-WALK.

(a) ON ADJACENT LOTS, THE SETBACK OF EACH HOME'S FRONT BUILDING LINE SHALL VARY BY A MINIMUM OF 4-FT IN ACCORDANCE WITH SECTION 1302 (E) OF THE AURORA ZONING CODE. THIS REQUIREMENT SHALL NOT APPLY TO DWELLINGS ON LOTS FRONTING ON A STREET WHOSE RADIUS OF CURVATURE AT THE FLOWLINE IS 250-FT OR LESS, NOR TO ADJACENT LOTS SEPARATED BY A STREET OR OPEN SPACE TRACT OF MORE THAN 30-FT IN WIDTH.

- SIDE SETBACKS:  
5-FT TYPICAL WITH 7' REQUIRED WHERE STREET SLOPES EXCEED 8%.
- REAR SETBACK:  
15-FT
- 50' MINIMUM LOT WIDTH REQUIRED AT BUILDING SETBACK. (b)

(b) WHERE THE FRONTAGE IS MEASURED ALONG CUL-DE-SAC OR SIMILARLY CURVED STREET WITH MAXIMUM OUTSIDE RADIUS OF 60-FT, THE FRONTAGE MAY BE REDUCED TO 30-FT.



BLOCK NO.	LOT NO.	AREA (sq. ft.)	FRONTAGE (ft.)	LOT WIDTH (ft.)	LOT DEPTH (ft.)	AREA (acres)	REQUIRED MINIMUM MASONRY %			
							FRONT	LEFT	RIGHT	REAR
2	21	10,075	70	57	175	0.23	20	0	0	0
2	22	9,561	59	56	169	0.22	20	0	0	0
2	23	10,409	96	63	158	0.24	20	0	0	0
2	24	10,327	93	63	158	0.24	20	0	0	0
2	25	7,696	62	62	125	0.18	20	0	20	0
2	26	7,209	62	58	123	0.17	20	0	0	0
2	27	7,090	64	59	117	0.16	20	0	0	0
2	28	8,867	64	58	147	0.20	20	0	0	0
2	29	9,501	64	57	162	0.22	20	0	0	0
2	30	9,546	69	57	158	0.22	20	0	0	0
2	31	9,540	56	65	130	0.22	20	0	0	0
2	32	9,964	47	83	112	0.23	20	40	0	40
2	33	10,937	47	70	152	0.25	20	0	40	40
2	34	12,074	58	86	147	0.28	20	0	0	40
2	35	11,854	75	75	147	0.27	20	0	0	40
2	36	13,789	77	85	161	0.32	20	0	0	40
2	37	13,635	77	84	161	0.31	20	0	0	40
2	38	16,217	77	86	164	0.37	20	0	0	40
2	39	12,038	61	68	170	0.28	20	0	0	0
2	40	10,980	67	67	162	0.25	20	20	0	0
2	41	14,300	68	89	145	0.33	20	0	0	40
2	42	10,742	68	82	124	0.25	20	0	0	40
2	43	9,812	68	80	124	0.23	20	0	0	40
2	44	11,461	68	84	126	0.26	20	0	0	40
2	45	11,503	74	81	142	0.26	20	0	20	0
2	46	14,300	80	88	150	0.33	20	0	0	40
2	47	14,670	63	116	123	0.34	20	40	0	40
2	48	13,522	53	89	132	0.31	20	0	40	40
2	49	12,581	48	66	170	0.29	20	0	0	0
2	50	11,871	114	109	114	0.27	20	0	20	20
2	51	6,806	55	55	123	0.16	20	0	0	0
2	52	7,334	65	60	122	0.17	20	0	0	0
2	53	8,075	84	69	110	0.19	20	0	0	0
2	54	8,114	84	69	110	0.19	20	0	0	0
2	55	8,965	84	67	123	0.21	20	0	0	0
2	56	9,536	84	63	146	0.22	20	0	0	0
2	57	9,963	84	62	157	0.23	20	0	0	20
2	58	11,462	110	73	154	0.26	20	20	0	20
2	59	8,938	77	74	128	0.21	20	0	0	0
2	60	10,069	61	68	128	0.23	20	0	0	0
2	61	9,895	62	79	115	0.23	20	0	0	40
2	62	8,074	68	69	115	0.19	20	0	0	40
2	63	8,275	71	65	121	0.19	20	0	0	40
2	64	9,557	69	69	139	0.22	20	20	0	40

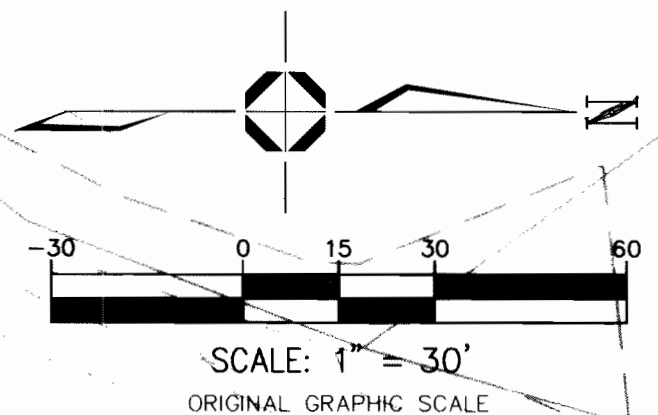
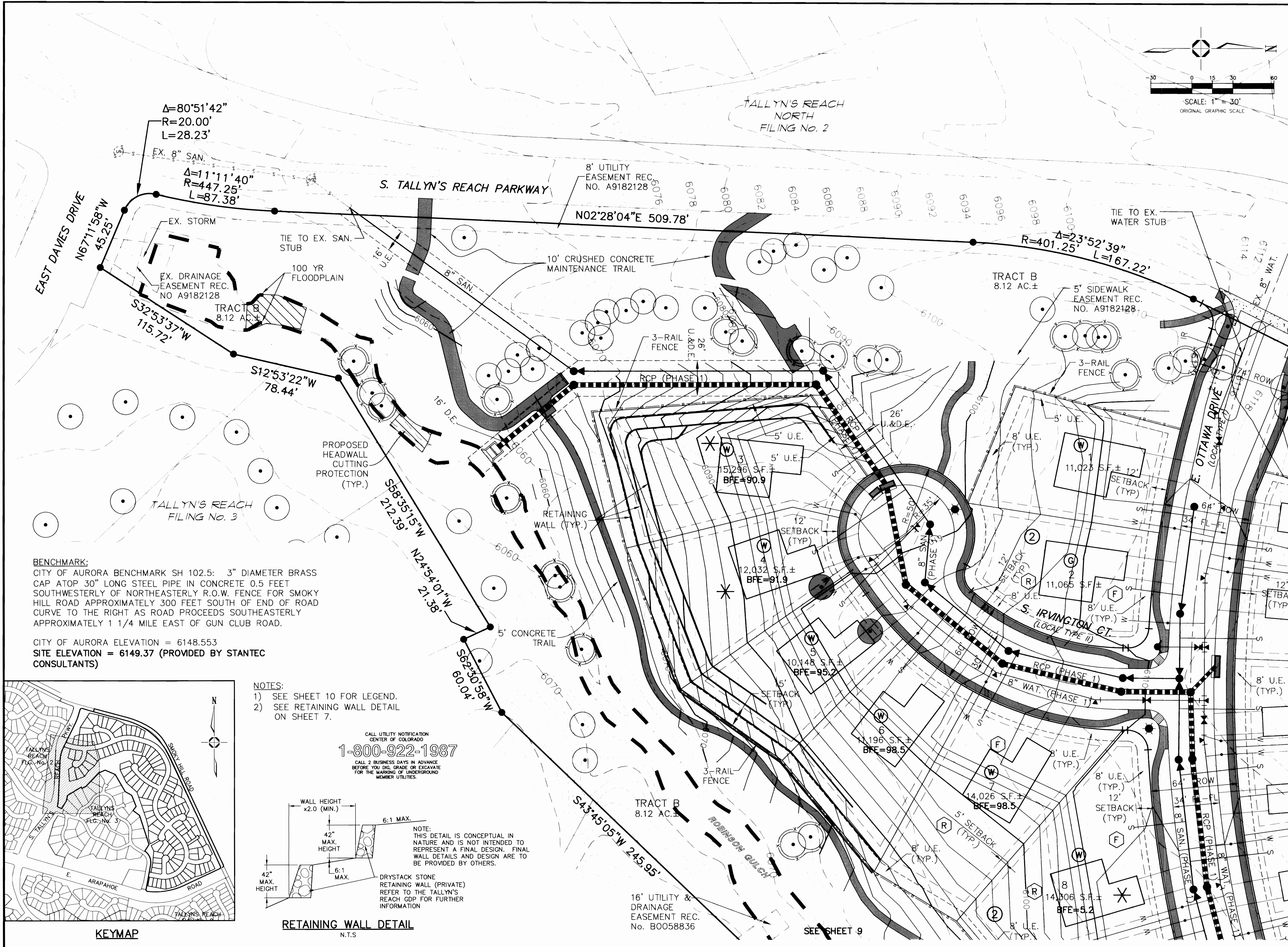
BLOCK NO.	LOT NO.	AREA (sq. ft.)	FRONTAGE (ft.)	LOT WIDTH (ft.)	LOT DEPTH (ft.)	AREA (acres)	REQUIRED MINIMUM MASONRY %			
							FRONT	LEFT	RIGHT	REAR
3	1	7,479	60	60	117	0.17	20	20	0	20
3	2	8,303	62	62	134	0.19	20	0	0	0
3	3	8,972	67	67	134	0.21	20	0	20	0
3	4	13,009	122	104	131	0.30	20	0	20	20
3	5	13,519	55	100	122	0.31	20	20	0	0
3	6	13,041	45	99	122	0.30	20	0	0	0
3	7	7,440	72	62	120	0.17	20	0	0	0
3	8	8,626	72	72	120	0.20	20	0	20	0
3	9	10,661	117	83	120	0.24	20	0	0	0
3	10	9,949	105	78	120	0.23	20	0	0	0
3	11	8,298	60	69	121	0.19	20	20	0	0
3	12	7,479	54	61	121	0.17	20	0	0	0
3	13	7,114	54	59	121	0.16	20	0	0	0
3	14	6,595	53	55	121	0.15	20	0	0	0
3	15	7,207	44	55	122	0.17	20	0	0	0
3	16	8,696	35	55	157	0.20	20	0	20	0
3	17	9,989	40	84	135	0.23	20	20	0	0
3	18	9,438	64	68	135	0.22	20	0	0	0
3	19	9,667	71	77	137	0.22	20	20	0	20
3	20	7,726	63	62	120	0.18	20	0	0	0
3	21	6,936	61	60	111	0.16	20	0	0	0
3	22	9,101	76	74	120	0.21	20	20	0	0
3	23	8,239	77	67	120	0.19	20	0	0	0
3	24	12,117	79	90	120	0.28	20	0	20	0
3	25	9,721	79	76	120	0.22	20	20	0	0
3	26	13,721	57	85	152	0.31	20	20	0	0
3	27	8,145	61	69	119	0.19	20	0	0	0
3	28	9,685	66	82	125	0.22	20	0	20	0
3	29	11,890	117	86	111	0.27	20	0	0	0
3	30	11,309	80	82	111	0.26	20	0	20	0
3	31	7,692	49	63	126	0.18	20	20	0	20
3	32	7,443	57	57	126	0.17	20	0	0	20
3	33	8,512	57	60	135	0.20	20	0	0	20
3	34	10,514	53	69	147	0.24	20	0	0	20
3	35	11,385	74	92	126	0.26	20	20	0	0
3	36	10,647	54	64	154	0.24	20	0	0	20
3	37	8,953	54	64	131	0.21	20	0	0	20
3	38	7,742	54	62	121	0.18	20	0	0	20
3	39	7,408	54	61	121	0.17	20	0	0	20
3	40	7,566	54	62	122	0.17	20	0	0	20
3	41	7,758	54	62	122	0.18	20	0	0	20
3	42	7,820	54	62	122	0.18	20	0	0	20
3	43	7,026	54	58	120	0.16	20	0	0	20
3	44	6,600	55	55	120	0.15	20	0	0	20
3	45	6,600	55	55	120	0.15	20	0	20	20







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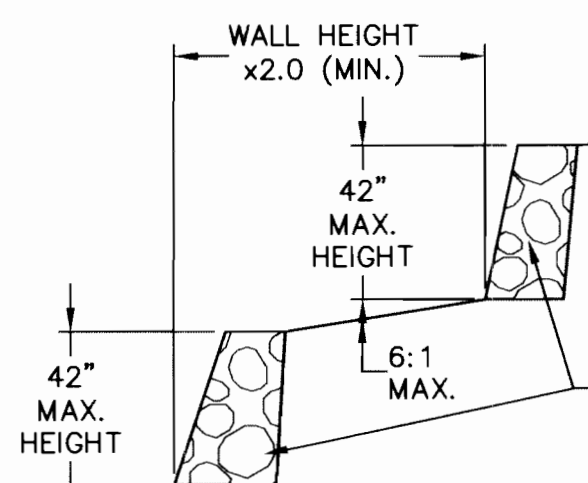


**BENCHMARK:**  
CITY OF AURORA BENCHMARK SH 102.5: 3" DIAMETER BRASS CAP ATOP 30" LONG STEEL PIPE IN CONCRETE 0.5 FEET SOUTHWESTERLY OF NORTHEASTERLY R.O.W. FENCE FOR SMOKY HILL ROAD APPROXIMATELY 300 FEET SOUTH OF END OF ROAD CURVE TO THE RIGHT AS ROAD PROCEEDS SOUTHEASTERLY APPROXIMATELY 1 1/4 MILE EAST OF GUN CLUB ROAD.

CITY OF AURORA ELEVATION = 6148.553  
SITE ELEVATION = 6149.37 (PROVIDED BY STANTEC CONSULTANTS)

- NOTES:**
- 1) SEE SHEET 10 FOR LEGEND.
  - 2) SEE RETAINING WALL DETAIL ON SHEET 7.

CALL UTILITY NOTIFICATION CENTER OF COLORADO  
**1-800-922-1987**  
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



**NOTE:**  
THIS DETAIL IS CONCEPTUAL IN NATURE AND IS NOT INTENDED TO REPRESENT A FINAL DESIGN. FINAL WALL DETAILS AND DESIGN ARE TO BE PROVIDED BY OTHERS.

**DRYSTACK STONE RETAINING WALL (PRIVATE)**  
REFER TO THE TALLYN'S REACH GDP FOR FURTHER INFORMATION



**KEYMAP**

**RETAINING WALL DETAIL**  
N.T.S.

16' UTILITY & DRAINAGE EASEMENT REC. No. B0058836

SEE SHEET 9

**Record Documents**

ONLY ITEMS MARKED WITH "AP" REFLECT AS-CONSTRUCTED INFORMATION. "AP" INDICATES INFORMATION PROVIDED BY OTHERS. "AP" INDICATES INFORMATION PROVIDED BY OTHERS. "AP" INDICATES INFORMATION PROVIDED BY OTHERS. "AP" INDICATES INFORMATION PROVIDED BY OTHERS.

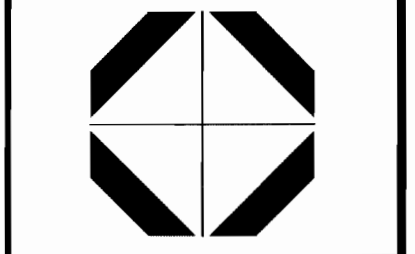
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DATE	DATE	DATE
DATE	DATE	DATE

REVISION	REVISION PER COA COMMENTS	DATE	BY	CHK
1	REVISION PER COA COMMENTS	04-21-05	RBC	
2	REVISION PER COA COMMENTS	7-15-05	RBC	

SEE MASTER REVISION/TRACKING TABULATION

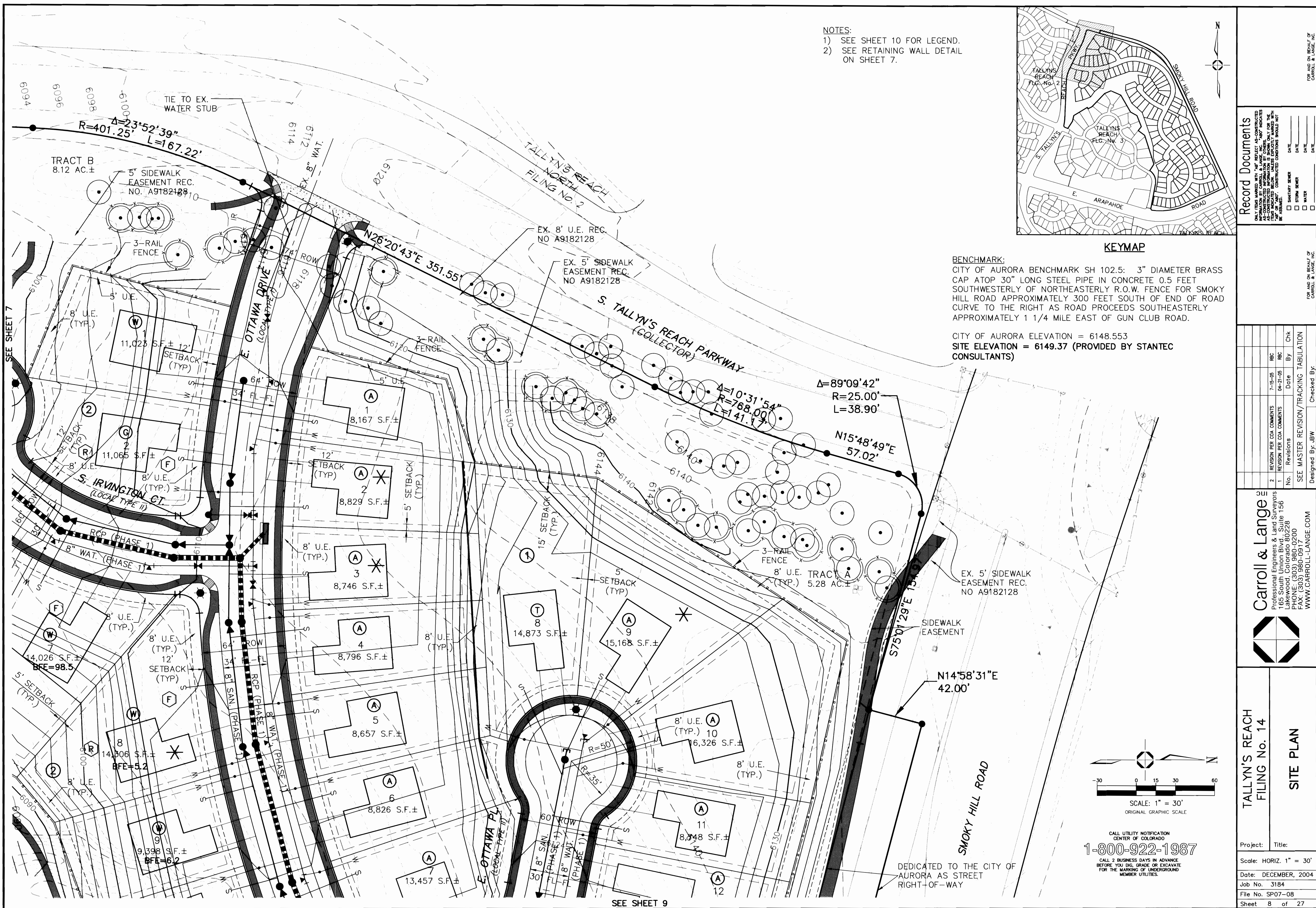
Designed By: BW Checked By:

**Carroll & Lange**  
Professional Engineers & Land Surveyors  
165 South Union Blvd., Suite 150  
Lakewood, Colorado 80228  
PHONE: (303) 980-0200  
FAX: (303) 980-0917  
WWW.CARROLL-LANGE.COM



<b>TALLYN'S REACH</b> FILING No. 14	<b>SITE PLAN</b>
Project:	Title:
Scale: HORIZ. 1" = 30'	
Date: DECEMBER, 2004	
Job No. 3184	
File No. SP07-08	
Sheet 7 of 27	

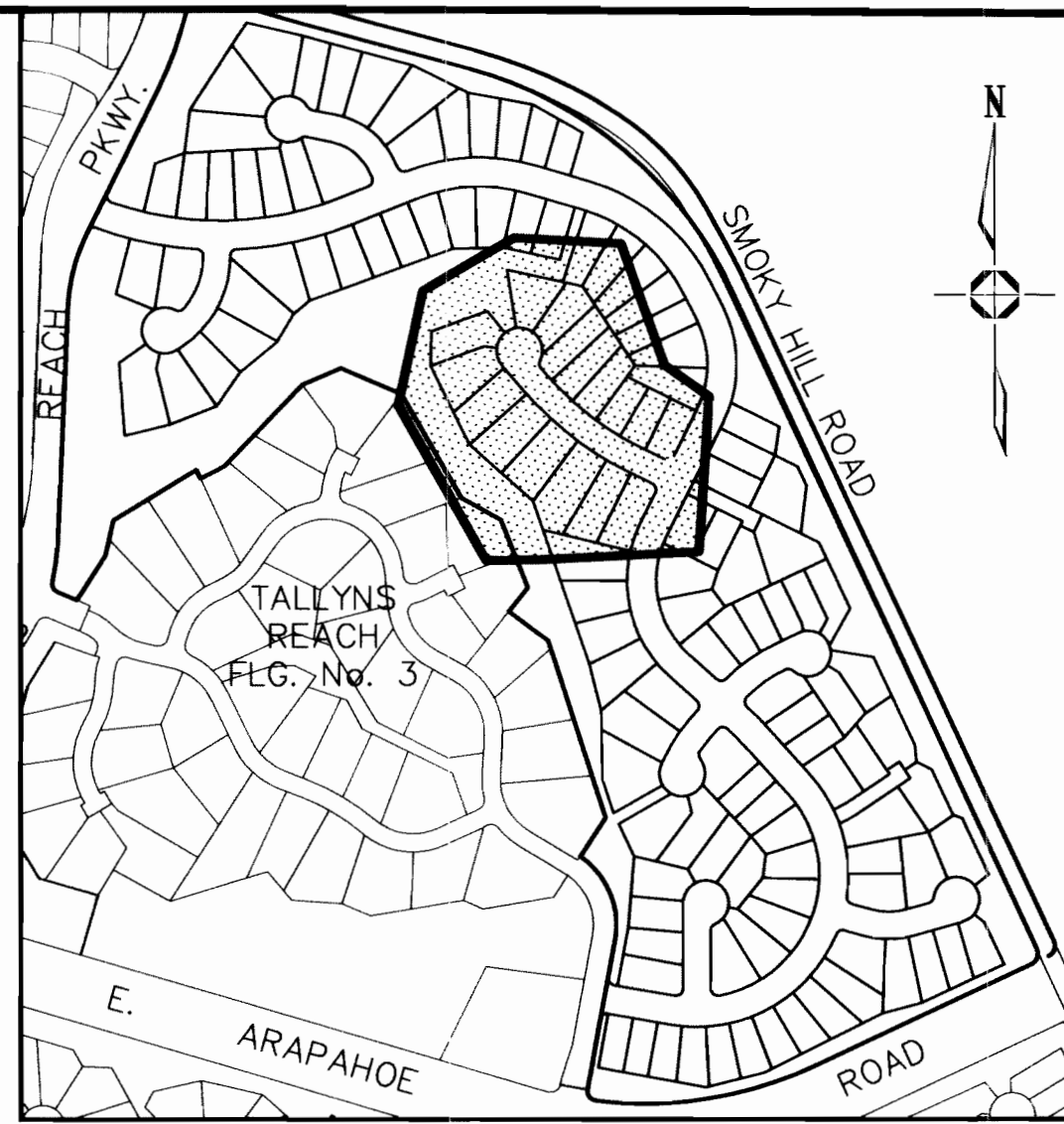
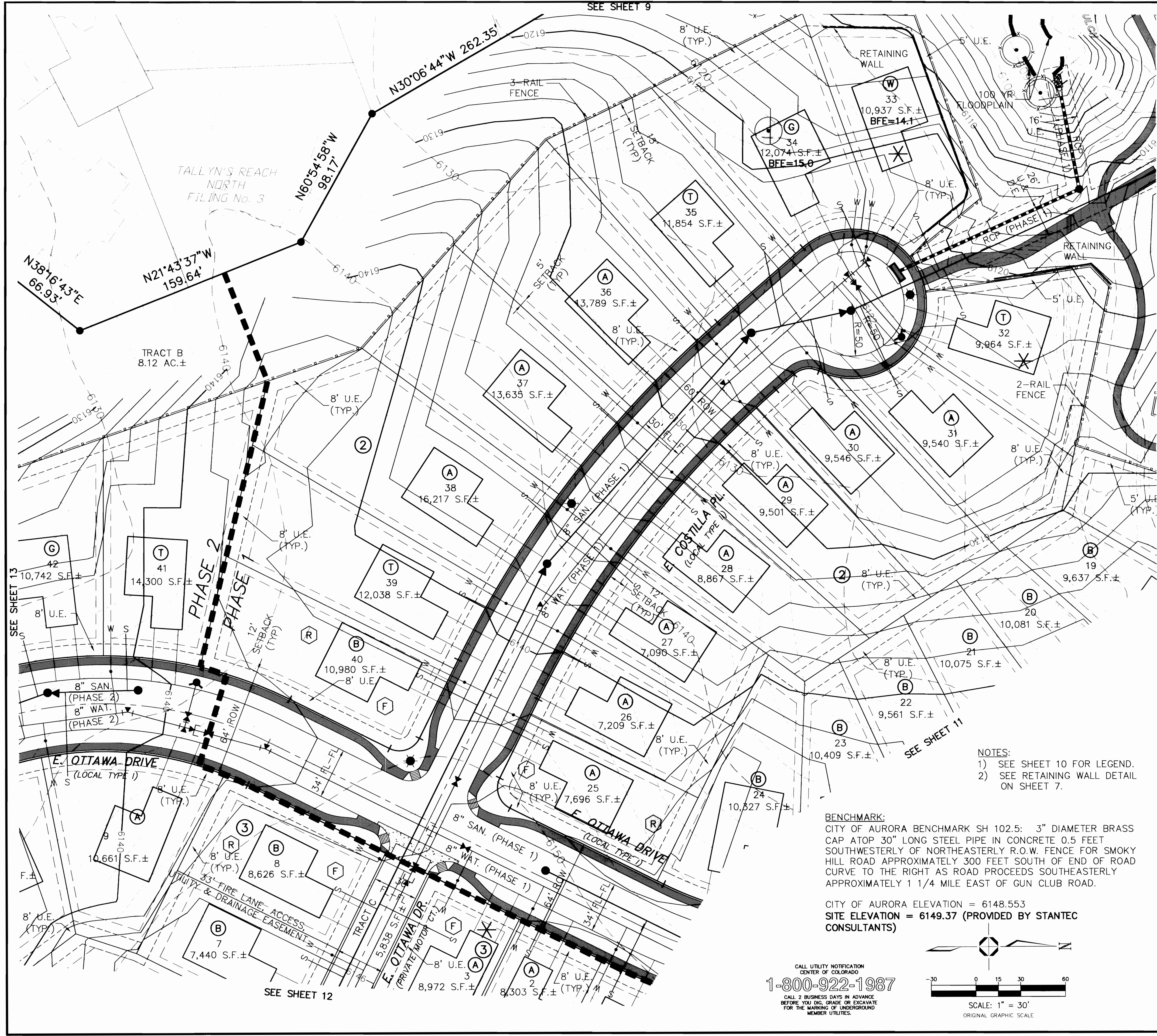












## KEYMAP

### LEGEND

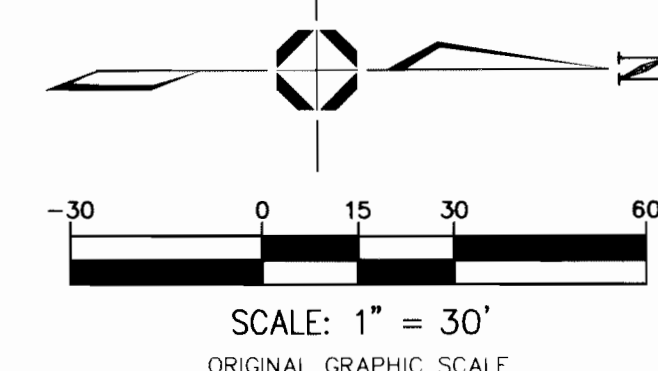
- |  |  |
|--|--|
|  | EXISTING WATERLINE<br>W/EXISTING FIRE HYDRANT          |
|  | EXISTING STORM SEWER                                   |
|  | EXISTING STORM INLET                                   |
|  | EXISTING SANITARY SEWER                                |
|  | EXISTING GAS LINE                                      |
|  | PROPOSED STORM SEWER                                   |
|  | PROPOSED STORM INLET                                   |
|  | PROPOSED WATERLINE<br>W/FIRE HYDRANT                   |
|  | PROPOSED SANITARY SEWER                                |
|  | PROPOSED WATER SERVICE<br>W/WATER METER                |
|  | PROPOSED SANITARY SERVICE                              |
|  | PROPOSED CONTOUR                                       |
|  | EXISTING CONTOUR                                       |
|  | LOT TYPE "A"   |
|  | LOT TYPE "B"   |
|  | LOT TYPE "GARDEN"                                      |
|  | LOT TYPE "WALK OUT"                                    |
|  | LOT TYPE "TRANSITION"                                  |
|  | LOT NUMBER W/<br>SQUARE FOOTAGE                        |
|  | BLOCK NUMBER   |
|  | PROPOSED 5' SIDEWALK                                   |
|  | CURB RAMP  |
|  | MID-BLOCK CURB RAMP                                    |
|  | DRAINAGE SWALE   |
|  | MINIMUM BUILDING ENVELOPE<br>TO MAIN BODY OF HOUSE     |
|  | PROPOSED EASEMENT                                      |
|  | PROPOSED SPLIT-RAIL FENCE                              |
|  | EXISTING SIDEWALK                                      |
|  | U.E.<br>UTILITY EASEMENT                               |
|  | D.E.<br>DRAINAGE EASEMENT                              |
|  | FRONT YARD   |
|  | REAR YARD  |
|  | STREET LIGHTS  |
|  | TREE TO REMAIN   |
|  | TREE TO BE REMOVED                                     |
|  | TREE PRESERVATION AREA                                 |
|  | TREE TO BE RELOCATED                                   |
|  | UTILITY SERVICE LOCATIONS<br>VARY FROM TYPICAL DETAILS |
|  | BFE<br>BASEMENT FLOOR ELEVATION                        |

NOTES:

- 1) SEE SHEET 10 FOR LEGEND
- 2) SEE RETAINING WALL DETAIL ON SHEET 7.

**BENCHMARK:**  
CITY OF AURORA BENCHMARK SH 102.5: 3" DIAMETER BRASS  
CAP ATOP 30" LONG STEEL PIPE IN CONCRETE 0.5 FEET  
SOUTHWESTERLY OF NORTHEASTERLY R.O.W. FENCE FOR SMOKY  
HILL ROAD APPROXIMATELY 300 FEET SOUTH OF END OF ROAD  
CURVE TO THE RIGHT AS ROAD PROCEEDS SOUTHEASTERLY  
APPROXIMATELY 1 1/4 MILE EAST OF GUN CLUB ROAD.

CITY OF AURORA ELEVATION = 6148.553  
 SITE ELEVATION = 6149.37 (PROVIDED BY STANTEC  
 CONSULTANTS)



CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
**1-800-922-1987**  
CALL 2 BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.

## Record Documents

ONLY ITEMS MARKED WITH "AB" REFLECT AS-CONSTRUCTED INFORMATION BY CARROLL & LANGE, INC. "ABO" INDICATES G-CONSTRUCTED INFORMATION BY OTHERS.

6-CONSTRUCTED INFORMATION IS SHOWN ONLY FOR THE G-CONSTRUCTED INFORMATION BELOW. UNLESS EXPLICITLY MARKED WITH "AB" OR "ABO", CONSTRUCTED CONDITIONS SHOULD NOT BE ASSUMED.

☐ SANITARY SEWER DATE \_\_\_\_\_

☐ STORM SEWER DATE \_\_\_\_\_

☐ WATER DATE \_\_\_\_\_

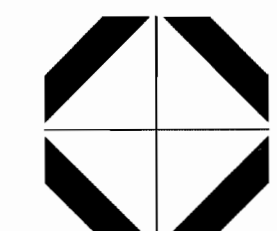
☐ DATE \_\_\_\_\_

FOR AND ON BEHALF OF  
CARROLL & LANGE, INC.

Designed By: JBW	Checked By:
------------------	-------------

Carroll &amp; Lande 2003

Professional Engineers & Land Surveyors  
165 South Union Blvd., Suite 156  
Lakewood, Colorado 80228  
PHONE: (303) 980-0200  
FAX: (303) 980-0917  
WWW.CARROLL-LANGE.COM

TALLYN'S REACH  
FILING No. 14

# SITE PLAN

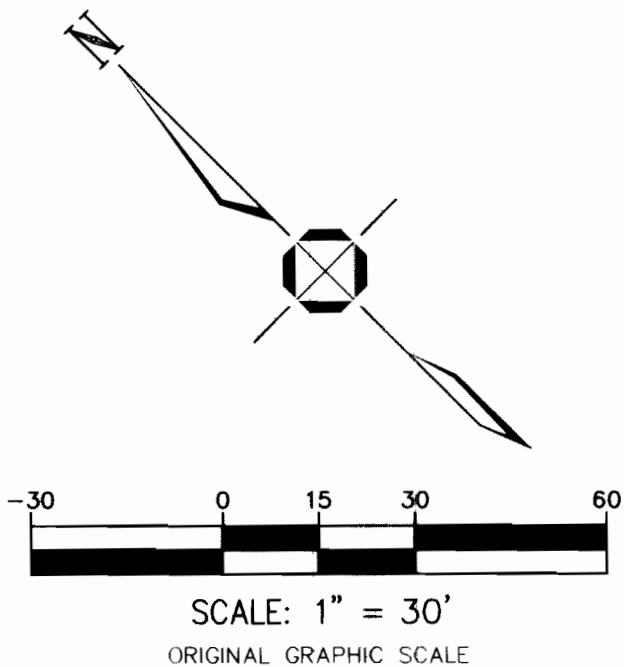
Project:	Title:
Scale: HORIZ. 1" = 30'	
Date: DECEMBER, 2004	
Job No. 3184	
File No. SP09-10	
Sheet 10 of 27	



NOTES:  
1) SEE SHEET 10 FOR LEGEND.  
2) SEE RETAINING WALL DETAIL ON SHEET 7.

BENCHMARK:  
CITY OF AURORA BENCHMARK SH 102.5: 3" DIAMETER BRASS CAP ATOP 30" LONG STEEL PIPE IN CONCRETE 0.5 FEET SOUTHWESTERLY OF NORTHEASTERLY R.O.W. FENCE FOR SMOKY HILL ROAD APPROXIMATELY 300 FEET SOUTH OF END OF ROAD CURVE TO THE RIGHT AS ROAD PROCEEDS SOUTHEASTERLY APPROXIMATELY 1 1/4 MILE EAST OF GUN CLUB ROAD.

CITY OF AURORA ELEVATION = 6148.553  
SITE ELEVATION = 6149.37 (PROVIDED BY STANTEC CONSULTANTS)



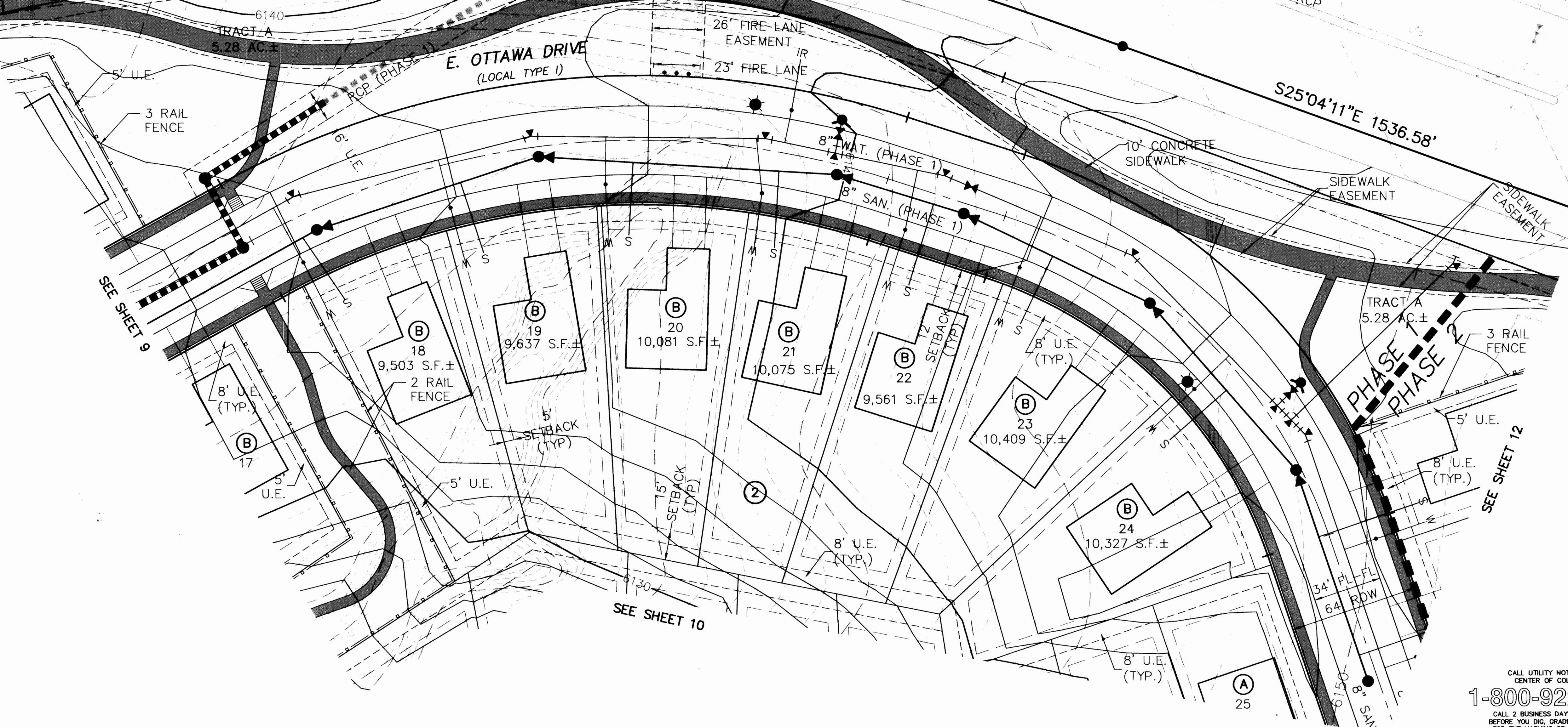
$\Delta=17^{\circ}30'30''$   
 $R=1120.00'$   
 $L=342.19'$   
 $CHB=S66^{\circ}13'47''E$

$\Delta=28^{\circ}07'10''$   $R=573.00'$   
 $L=281.22'$   $CHB=S43^{\circ}22'05''E$

$\Delta=04^{\circ}17'27''$   $R=3205.96'$   
 $L=240.10'$   $CHB=S27^{\circ}15'37''E$

$S25^{\circ}04'11''E$  1536.58'

DEDICATED TO THE CITY OF AURORA  
AS STREET RIGHT-OF-WAY



Record Documents

ONLY ITEMS MARKED WITH "AC" REFLECT AS-CONSTRUCTED INFORMATION BY CARROLL & LANGE, INC. "ASB" INDICATES AS-BUILT INFORMATION. "AS" INDICATES INFORMATION FOR THE AS-BUILT INFORMATION IS SHOWN ONLY FOR THE "AS-BUILT" INFORMATION. "AC" OR "ASB" INDICATES INFORMATION SHOULD NOT BE ASSUMED.	DATE	DATE	DATE
<input type="checkbox"/> SANITARY SEWER	<input type="checkbox"/> STORM SEWER	<input type="checkbox"/> WATER	<input type="checkbox"/>

No.	Revisions	Date	By	Chk
2	REVISION PER COA COMMENTS	7-15-05	REC	
1	REVISION PER COA COMMENTS	04-21-05	JW	

SEE MASTER REVISION/TRACKING TABULATION

Designed By: JBW Checked By:

**Carroll & Lange**  
Professional Engineers & Land Surveyors  
165 South Union Blvd., Suite 156  
Lakewood, Colorado 80228  
PHONE: (303) 960-4020  
FAX: (303) 960-4020  
WWW.CARROLL-LANGE.COM

TALLYN'S REACH  
FILING No. 14

SITE PLAN

Project: Title:

Scale: HORIZ. 1" = 30'

Date: DECEMBER, 2004

Job No. 3184

File No. SP11-12

Sheet 11 of 27

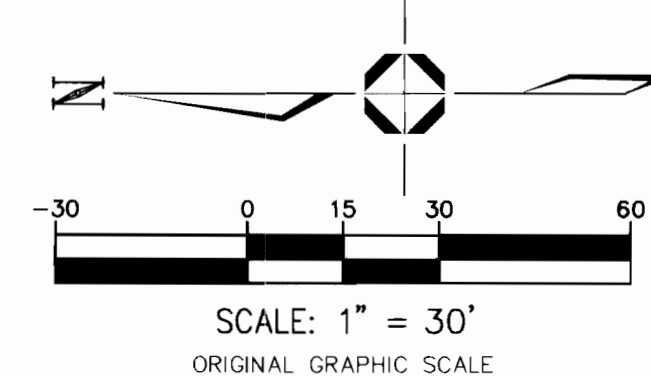
CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
CALL 2 BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.



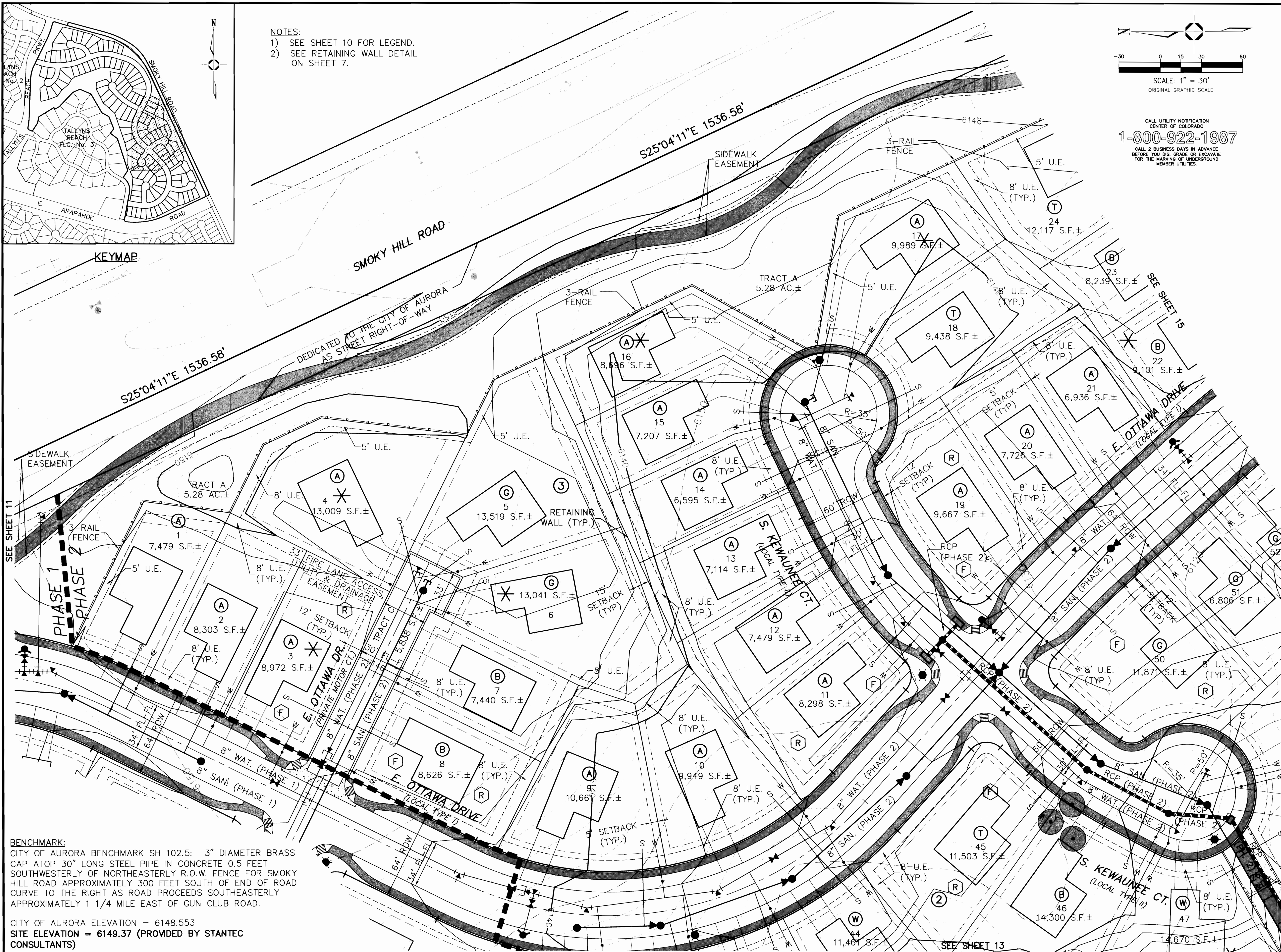


KEYMAP

- NOTES:
- 1) SEE SHEET 10 FOR LEGEND.
  - 2) SEE RETAINING WALL DETAIL ON SHEET 7.



CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
**1-800-922-1987**  
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**BENCHMARK:**  
CITY OF AURORA BENCHMARK SH 102.5: 3" DIAMETER BRASS  
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HILL ROAD APPROXIMATELY 300 FEET SOUTH OF END OF ROAD  
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CITY OF AURORA ELEVATION = 6148.553  
**SITE ELEVATION = 6149.37 (PROVIDED BY STANTEC  
CONSULTANTS)**

Record Documents

ONLY ITEMS MARKED WITH "AP" REFLECT AS-CONSTRUCTED  
ITEMS. ALL OTHERS REFLECT AS-PLANNED. RECORDS  
AS-CONSTRUCTED INFORMATION BY OTHERS MAY BE  
ADDED TO THIS SET OF RECORDS. ITEMS INDICATED WITH  
"RE" INDICATE REVISIONS. CONSTRUCTION SHOULD NOT  
BE ASSUMED.

DATE	DATE	DATE
SANITARY SEWER	STORM SEWER	WATER
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FOR AND ON BEHALF OF  
CARROLL & LANGE, INC.

SEE MASTER REVISION/TRACKING TABULATION					Checked By:
No.	Revisions	Date	By	Chk	Checked By: (BIB)
2	REVISION PER COA COMMENTS	7-15-06	RBC		
1	REVISION PER COA COMMENTS	04-21-05	RBC		

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TALLYN'S REACH  
FILING No. 14

SITE PLAN

Project: Title:  
Scale: HORIZ. 1" = 30'  
Date: DECEMBER, 2004  
Job No. 3184  
File No. SP11-12  
Sheet 12 of 27

TALLYN'S REACH FLG NO 14 2005-4006-00







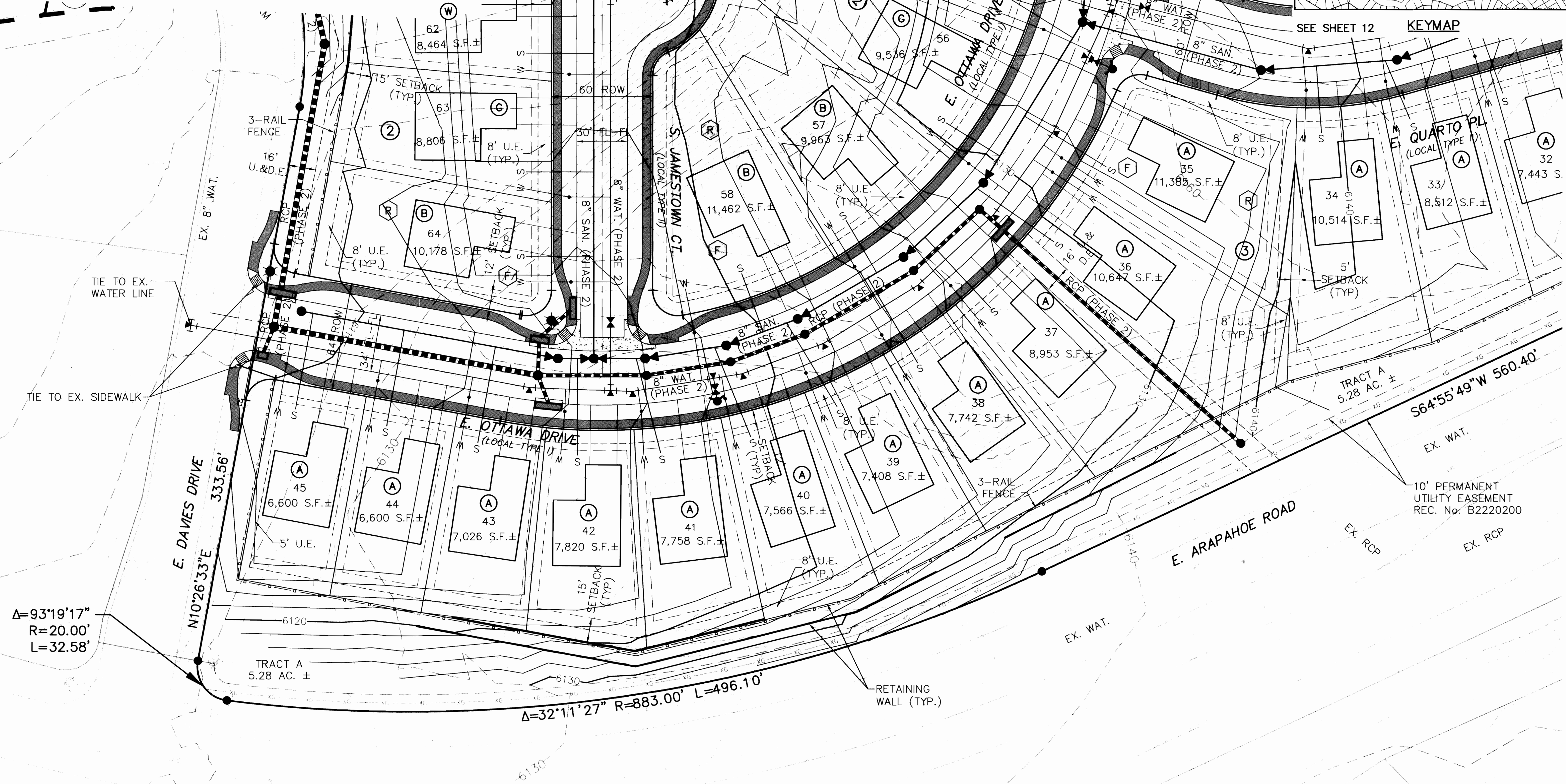
BENCHMARK:  
CITY OF AURORA BENCHMARK SH 102.5: 3" DIAMETER BRASS  
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SOUTHWESTERLY OF NORTHEASTERLY R.O.W. FENCE FOR SMOKY  
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SITE ELEVATION = 6149.37 (PROVIDED BY STANTEC  
CONSULTANTS)

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**1-800-922-1987**  
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BEFORE YOU DIG, GRADE OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.

NOTES:  
1) SEE SHEET 10 FOR LEGEND.  
2) SEE RETAINING WALL DETAIL  
ON SHEET 7.

SCALE: 1" = 30'  
ORIGINAL GRAPHIC SCALE

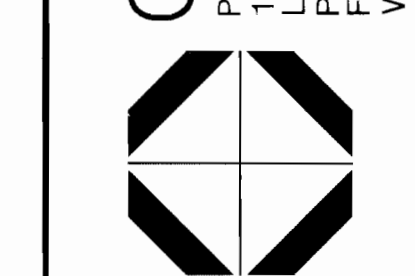


Record Documents  
ONLY ITEMS MARKED WITH "AP" REFLECT AS-CONSTRUCTED  
CONDITIONS. ITEMS MARKED WITH "AS" INDICATES  
AS-CONSTRUCTED INFORMATION. ITEMS MARKED WITH "AP"  
OR "AS" SHOULD BE CONSIDERED AS-CONSTRUCTED  
CONDITIONS. ITEMS MARKED WITH "AP" OR "AS" SHOULD NOT  
BE CONSIDERED AS-CONSTRUCTED CONDITIONS.

FOR AND ON BEHALF OF  
CARROLL & LANGE, INC.

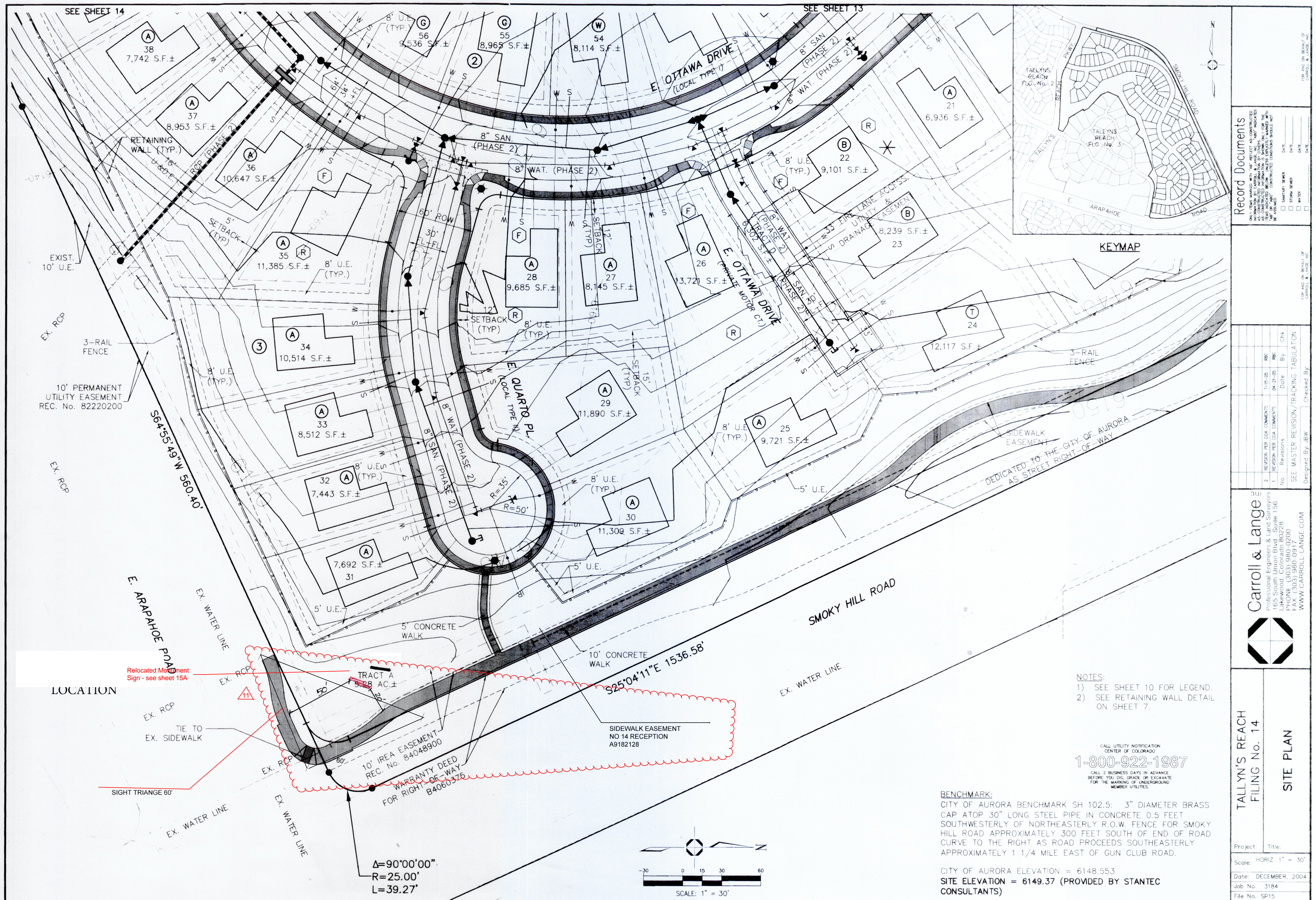
Revision		Revised By	Date	Checked By
1	Revisions			
2	Revisions			

Carroll & Lange  
Professional Engineers & Land Surveyors  
1625 South Union Street, Suite 130  
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TALLYN'S REACH  
FILING No. 14  
SITE PLAN  
Project: Title:  
Scale: HORIZ. 1" = 30'  
Date: DECEMBER, 2004  
Job No. 3184  
File No. SP13-14  
Sheet 14 of 27





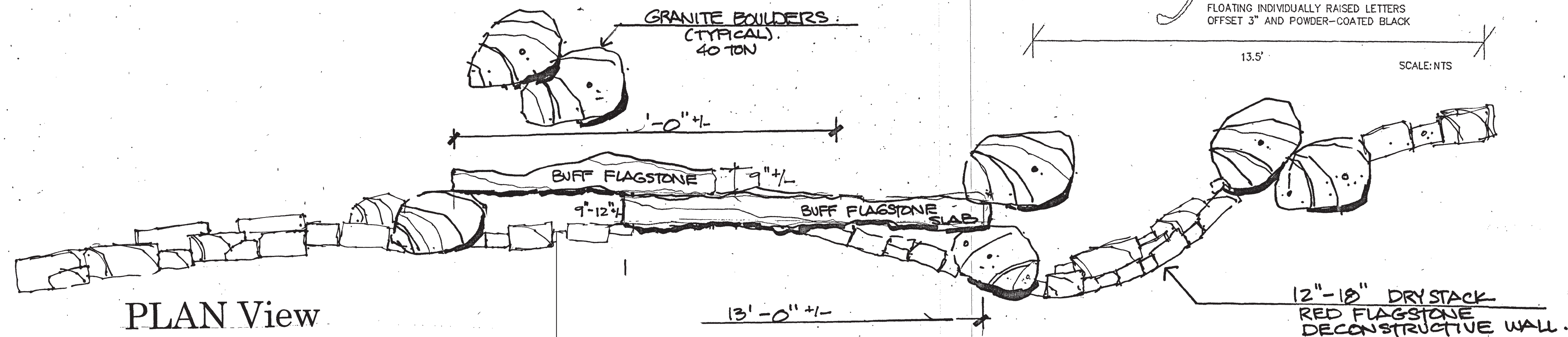


*Tallyn's Reach*

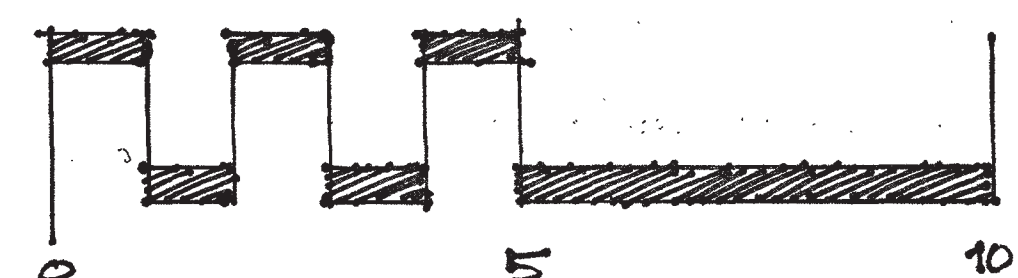
FLOATING INDIVIDUALLY RAISED LETTERS  
OFFSET 3" AND POWDER-COATED BLACK

13.5'

SCALE: NTS



PLAN View  
Scale:  $\frac{1}{2}$ " = 1'-0"



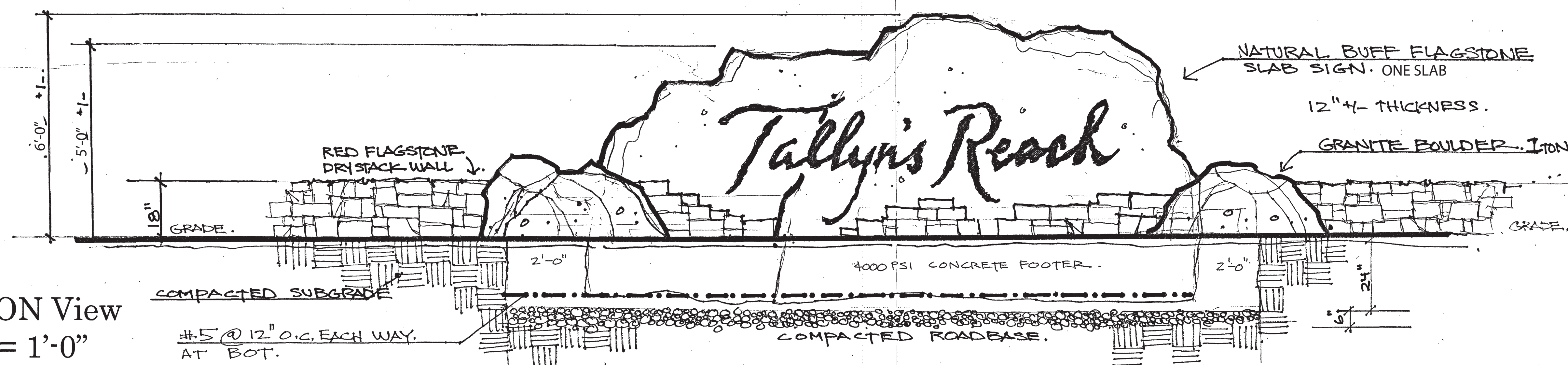
SECTION 4.10-2 SIGN MAXIMUM AREA IS 965F

PROPOSED SIGN TO HAVE AN AREA OF 785F

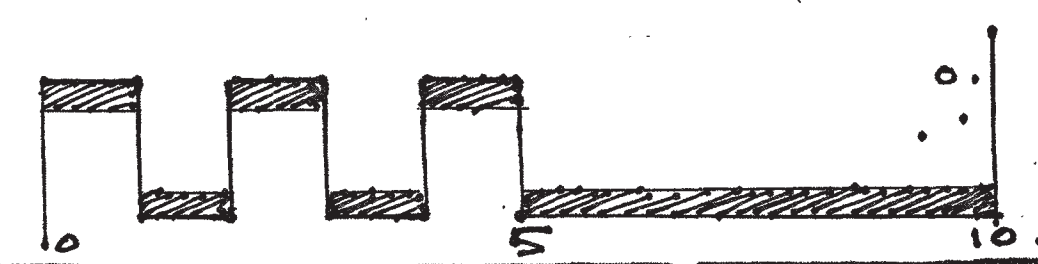
## NOTE:

STONE MONUMENT  
LAYOUT FOR ILLUSTRATION  
PURPOSES ONLY. ACTUAL LAYOUT  
AND SHAPE WILL BE  
DEPENDANT ON THE STONE  
SELECTED FROM THE QUARRY.

## Monument



ELEVATION View  
Scale:  $\frac{1}{2}$ " = 1'-0"



FOR STRUCTURALS:  
PLEASE SEE. S.R.I.O  
BY SUNDANCE STRUCTURAL  
CONSULTANTS, LLC. DATED 8.19.2022.

DESIGNSCAPES  
COLORADO

DESIGN • CONSTRUCTION • MAINTENANCE

15440 EAST FREMONT DRIVE

CENTENNIAL, CO 80112

(303) 721-9003 • FAX (303) 755-7040

S T A L L Y N S R E A C H M O N U M E N T	E. ARAPAHOE RD & E SMOKY HILL RD	
	Aurora, Colorado 80015	

DESIGNED BY:	DATE:
BRIAN BREED	7/2024
REVISIONS:	
FINAL	7/2024

SCALE: $\frac{1}{2}$ " = 1'-0"	
LEGAL: 005-4002-	
27. TALLYN'S REACH.	
FIG NO. 6	
JOB	SHEET:
	15A

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DESIGNSCAPES COLORADO, INC.